



**ANNUAL
REPORT
2011 – 2012**



Promoting affordable housing and working towards the elimination of homelessness in Western Australia

Shelter WA is an independent, not-for-profit, community based peak housing body. Shelter WA has operated in Western Australia since 1979.

Shelter WA is committed to accessible, affordable, appropriate and secure housing in Western Australia. The focus of Shelter WA's work is on supporting positive housing outcomes for people on low incomes or those otherwise disadvantaged in the housing market. This includes people who are homeless or at risk of homelessness.

Shelter WA promotes and advocates housing options along the whole housing continuum, including social housing (public and community housing), affordable housing provided through the private sector, and affordable home ownership. The work of Shelter WA is directed towards influencing government and community policy leading to the elimination of homelessness and housing related poverty.

Shelter WA believes housing is a human right, and every person should have appropriate affordable housing and security of tenure.

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SHELTER WA OBJECTIVES

- Promote safe, affordable, appropriate and secure housing in Western Australia;
- Undertake or sponsor research and provide direction towards the elimination of homelessness and housing related poverty;
- Participate in the development of national, state and local government housing policy to increase the supply of affordable housing, and in particular an expanded and improved social housing sector;
- Engage and consult with tenants and other groups experiencing housing stress and disadvantage in formulating housing policies; to develop networks to facilitate this process;
- Support and promote initiatives which increase the capacity of individuals and groups to attain affordable housing of their choice;
- Provide information and resources to housing workers, tenants, homebuyers and the community on housing and housing related issues, through forums, workshops and publications.

Shelter WA's stakeholders include our members, housing tenants and homebuyers, homeless people, government agencies and non-government providers working in the housing sector.

CHAIRPERSON'S REPORT

Shelter WA has had a superb year and continued to work promoting affordable housing options for those most vulnerable in our community. Its policy submissions, research and public forums have enhanced public information and awareness about affordable housing and homelessness in WA. Shelter WA works closely with other community organisations to contribute to the development of the affordable housing sector and inform policy debates. We look forward to continuing this work across the sector in the coming year.

The 2011/12 year was excellent with the staff truly inspired under the new leadership of Chantal Roberts. The former Executive Officer, Bronwyn Kitching, left in August 2011. We thank her for her contributions, to the Board and in her staffing positions, over several years.

The housing market saw a fall in the value of residential real estate, a reduction in the number of private housing starts and the associated decrease in the supply of new housing. With annual housing demand constantly outstripping housing supply, especially in the affordable sector of the market, housing stress is continuing to rise.

The state government and federal government, championed by the Department of Housing have been instrumental in providing an increased supply of affordable housing into the market in the last four years. The challenge for the respective governments is to maintain that momentum in a difficult economic environment and with very slow global growth.

The state of Western Australia is extremely well placed from an international and national perspective due to its expanding economy. The state and the department of housing are enabling an improving continuum of housing affordability for Western Australians. Shelter WA is providing support to promote housing affordability and security of tenure for all Western Australians.

Throughout the year, Shelter WA continued to work with National Shelter on a variety of projects.

Thank you to the members of Shelter WA, who are crucial to the success of the organisation. This year has seen a second year of our most stable and most capable ever staff contingent at Shelter WA with Dr Shae Garwood, Stephanie Bachman and Corinne Mercer providing outstanding commitment and tireless effort to ensure Shelter WA is running at optimum performance. Chantal Roberts is leading Shelter WA from the front and is ensuring that the voice of low income, homeless and otherwise disadvantaged people in WA are heard at all levels of Government.

Shelter WA is promoting, researching, educating, and engaging with all levels of government and housing consumers to increase the supply of affordable housing. We have re-engineered the constitution, policies and procedures, strategic plan and direction, management and performance of Shelter WA to constantly improve and update our service delivery for the people of Western Australia.

I would like to sincerely acknowledge and thank the ongoing support of the Department of Housing. The Department has consistently supported Shelter WA's work to promote affordable housing in the state. We are particularly keen to work with the Department to support the implementation of the State Affordable Housing Strategy.

The present management committee has been excellent and, with the numerous sub-committees, has produced excellent results with constitutional, organisational and strategic directions. We have achieved a rebranded Shelter WA and I offer my sincere and heartfelt thanks to Cindy Dunham (Vice-Chair), Bev Carstairs (Treasurer), Danielle Van Kampen (Secretary), Dr Antoinette Morris, Juanita Baron and John Hollywood.

Richard Sheridan

EXECUTIVE OFFICER'S REPORT

My first year as Executive Officer of Shelter WA has been an exciting and rewarding one. There was a short period during the 2011-2012 financial year before I commenced in mid November when Shelter WA was without an Executive Officer. The staff stepped up to the plate and business continued as usual, with quality work produced and disseminated to our members and the sector as normal.

Shelter WA has been active in responding to the housing crisis currently being experienced in Western Australia in a range of ways and across the housing continuum. We have sourced and responded to several local government planning schemes and draft strategies, in recognition of the importance of planning at the local level to increase affordable housing. By the same token, we have strengthened our relationship with Curtin University, through an internship program with planning graduate, Robert Gough. Robert has worked in close collaboration with Dr Shane Greive from Curtin University, to develop tools, factsheets and a guide for local governments, to assist in developing local affordable housing strategies.

Shelter WA sought feedback and comments from members in our responses to government discussion and consultation papers, including on proposed amendments to the Residential Tenancies Regulations, Department of Housing Tenancy Support Programs, Homelessness Australia's White Paper Report Card, the WA Labor Party discussion paper, and the Metropolitan Local Government Review Draft Findings.

During the second half of the financial year, most of the staff group contributed to the development of a comprehensive resource on affordable housing - the Housing Options Kit. The Kit will fill an identified gap in the sector in relation to information and resources for service providers to assist clients in accessing all types of housing. The Kit will also be valuable for housing consumers.

Shelter WA has a strong and energetic Board of Management, who led the organisation in reviewing and redefining the Strategic Plan. A five year plan – 2011-2016 - was completed in January. Three internal working groups were subsequently formed to meet the goals of the Strategic Plan; these are Policy & Research, Media and Public Relations, and Brand and Membership.

The Brand and Membership working group launched into rebranding Shelter WA, and thanks to our judicious Secretary, Danielle Van Kampen, the pro bono services of prestigious graphic design firm, Crush, were acquired. Crush came up with several options for a new logo design and, following wide consultation with members and other stakeholders, the new logo was adopted.

A review of the two housing peaks – Shelter WA and Community Housing Coalition of WA – commenced during this financial year. The Department of Housing appointed KPMG in June to undertake the review into requirements of funded service(s) in line with the Department's Affordable Housing Strategy: Opening Doors, and the new government procurement policy.

The review is complete, however consultation continues in relation to the recommendations, future funding arrangements and service specifications. We look forward to working with the Department of Housing in regards to the new arrangements.

The staff group at Shelter WA is a robust and stable one. All staff are dedicated to the work of Shelter WA and enthusiastic about their roles.

Shae, our Research Officer, relocated to America for six months at the beginning of 2012. With the support of the Board, Shae was able to continue working remotely. She has now returned to Perth and resumed her substantive position. The flexibility and backing of the Board ensured continuity of Shelter WA's outputs and retention of our Research Officer. Whilst Shae's hours were reduced somewhat because of the situation, we were able to appoint Keiko Miyazaki, who had completed a practicum at Shelter WA several years earlier while undertaking her Social Work degree.

During this time when Shae was overseas, Stephanie, our Community Development and Policy Officer, supported Keiko in her locum role, and stepped up to ensure all the requirements of Shae's and her own position were fulfilled. Corinne, our Administration Officer, continues to maintain the office in good order.

Every member of Shelter WA's staff is professional, highly experienced and proficient in the quality and volume of the work produced and in their communications with all stakeholders. It is at times difficult to remember we only have the equivalent of 2.5 full time staff, given what is achieved. I am indeed fortunate to have such well-qualified and skilful people assisting to make Shelter WA the foremost housing peak in WA.

Chantal Roberts

October 2012

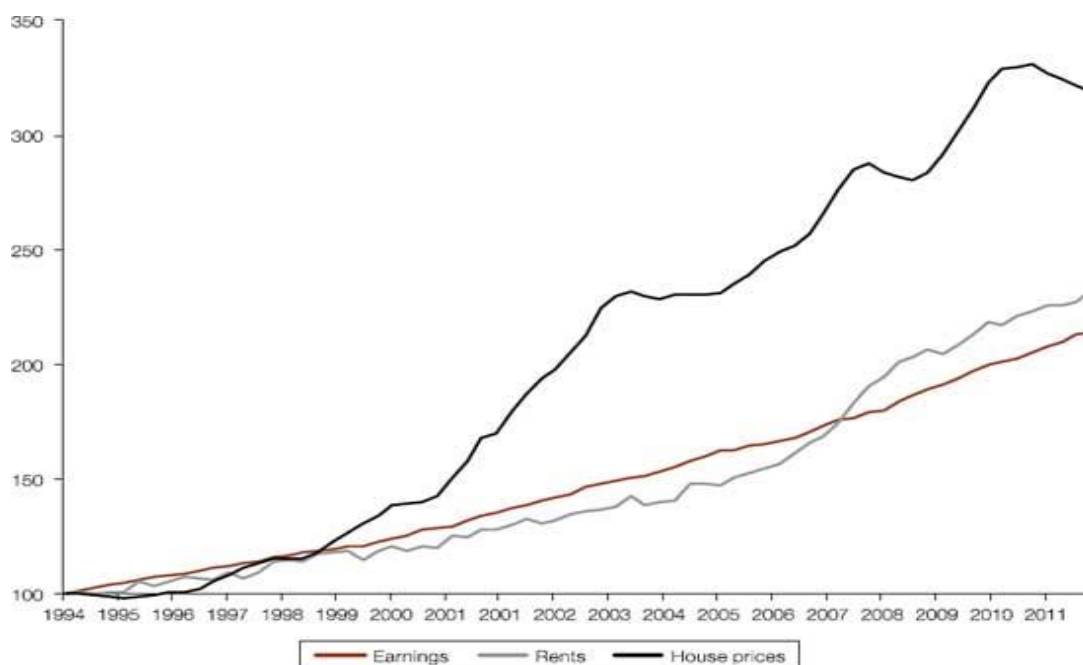
AGENCY REPORT

Key issues and trends in housing in WA in 2011/2012

The cost of housing has increased dramatically in recent years, making it difficult for people to rent properties in the private rental market or purchase their own home. It now takes 7.1 times the median annual income to purchase a home at the median price in Western Australia. This is almost double the income which was needed to buy a median price property in 2001. The current median house price of \$475,000 makes home ownership unattainable for many low and moderate income families. The ABS 2011 census figures show there has been a decrease in the percentage of people buying their own homes, or owning properties outright, since 2006 and an equivalent percentage increase in people renting.

Whilst there are now more people looking to rent properties, the private rental market has also seen dramatic increases in the past 12 months. As of June 2012, the vacancy rate was 1.9%, well below what is indicative of a 'healthy' housing market at 3%. The median rent for a house was \$440 per week and \$410 per week for a unit. This represents an increase of 13.2% on the previous year, according to REIWA statistical data, and an increase of 105% since 2005, when the median rent for a house was \$215 per week. The following graph illustrates the increasing affordability gap between median household income in Australia and median rent prices since 1994.

Gap between income, rent and house prices



Source: National Housing Supply Council (2012). Original data from ABS 2012, Average weekly earnings, cat. No. 6302, ABS Canberra; RP Data-Rismark house price indices, 2012; REIA March 2012, *Quarterly median rents on three-bedroom houses*. Note: Each series indexed to third quarter of 1994. Earnings are for full-time workers.

The gap between income and housing costs is even more pronounced for low and moderate income households. This affordability gap needs to be seen in conjunction with rises in other essential household expenses such as power and food, which simultaneously place increased financial pressure on low and moderate income households. The cost of living such as utilities, food and transport have all increased in the past year. For example, utilities generally have increased dramatically in recent years, by as much as 57% since April 2009, and electricity by 63% during that time.

The vacancy rate for those rental properties which were deemed affordable for people on a low to moderate income was much lower, and the situation is forcing people into homelessness. In earlier 2012, Anglicare undertook a snapshot of Western Australia's rental market and found that out of 3828 private rental properties advertised for rent, only 29, or less than 1% of the properties available, were affordable for people on a benefit or pension. Only 2% were affordable for people on a minimum wage.

In response to the housing crisis experienced in Western Australia, and in many other parts of the country, Shelter WA has lent its support to Australians for Affordable Housing in campaigning for change. The high accommodation and living costs in WA have contributed to significant housing stress for more than 90,000 people in private rentals or purchasing their homes. Housing stress exists when a household in the bottom two quintiles of income distribution pays more than 30% of its gross income on housing.

The level of housing stress in WA has led to an increase in the number of people accessing homelessness services and other supports, such as financial counselling, as a result of an inability to manage household costs, including rising rental payments, a lack of affordable housing, or following mortgage repossessions. There are also other, less visible, consequences of housing stress – the long-term indirect consequences to the community, including relationship break-down, domestic and family violence, interruptions to education for children etc. – all of which are costs of a dysfunctional housing system.

Government responses to housing affordability concerns in WA

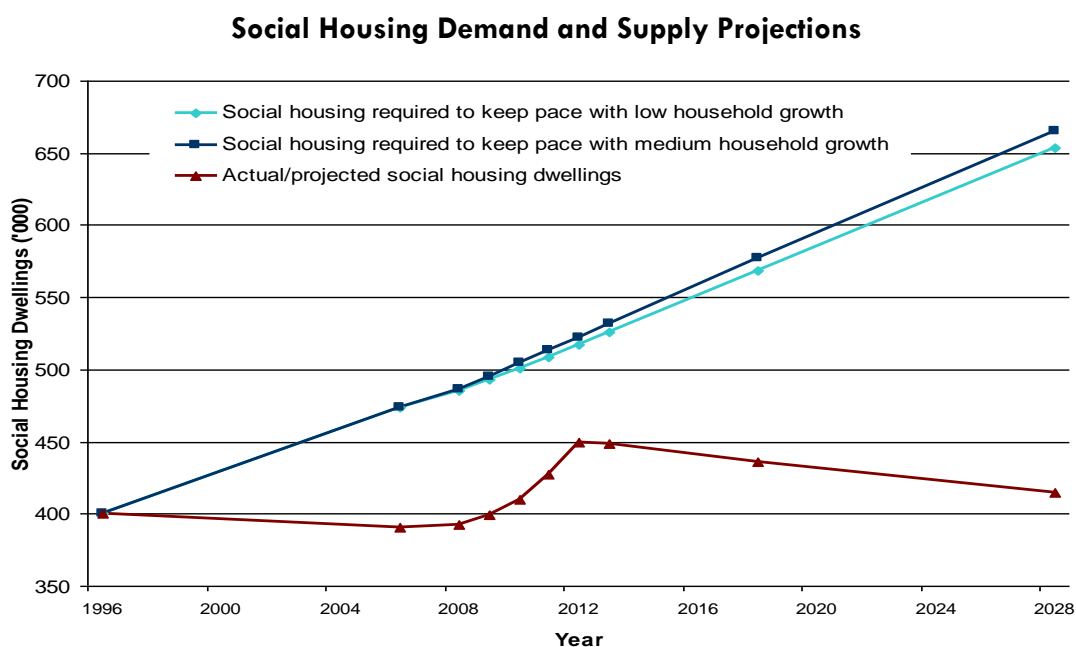
The Commonwealth Government has recognised the housing situation has been a major cause for concern for some years now, hence the overhaul of the funding arrangements to address homelessness and housing affordability. When the National Affordable Housing Agreement (NAHA) replaced the Commonwealth State Housing Agreement (CSHA) in 2009, SAAP services became known as specialist homelessness services as described in the White Paper, *The Road Home*. Other initiatives were also put in place in parallel to the commencement of NAHA, including National Partnership Agreements on Homelessness (NPAH) and with a focus on other areas, and the National Rental Affordability Scheme (NRAS). Much needed funds were also injected into increasing social housing properties and other government infrastructure through the Nation Building - Economic Stimulus Plan.

Many new and effective housing support services have emerged as a result of the funding provided through the NPAH in Western Australia, and the initiative has had positive outcomes for many service users within the housing and homelessness sector. Similarly, there have been an additional 604 NRAS properties completed to date in WA, with a further 5,423 to be completed by 2017.

Under the Economic Stimulus Plan, 2,083 dwellings have been built by the Department of Housing, including 1,300 which have been transferred to the community housing sector. Stock transfer from the public to community housing sector continues, albeit at a slower pace.

Social housing in Western Australia

The Department of Housing provides rental accommodation for approximately 35,000 low income households in metropolitan and country areas of Western Australia. The community housing sector in WA also provides 7,700 rental accommodation dwellings, with the recent increases. Together, this amounts to approximately 42,700 social housing properties. The recent one-off increase in the supply of social housing has provided much needed relief. However, existing funding commitments will see social housing continue to decrease as a proportion of overall housing supply. In this situation, and without an ongoing substantial funding commitment, the social housing sector will struggle to meet the demand for affordable housing. The graph below illustrates the extent to which demand is outpacing the projected supply of social housing in Australia.



Source: Housing Ministers Conference (2010) report to COAG

As of 30 June 2012, there were 23,411 households on the waiting list for social housing in WA. Even with priority status, many of these households will have to wait years to secure accommodation. Those without priority status may eventually reach their turn on the list, however most will have to make other arrangements while they wait, such as share housing with friends or family.

Creative initiatives are required to address the barriers experienced by people on a low or moderate income to accessing suitable accommodation. People are becoming homeless, living in overcrowded or unsafe situations and overwhelming homelessness services, whilst the social housing wait list is unworkable. Different approaches, in conjunction with those traditionally resorted to (such as more public housing) are needed to increase the supply of affordable housing across tenures. Shelter WA has commenced to look at alternative initiatives to enable the crisis in the housing sector to be tackled from various angles.

Homelessness

The housing situation in Western Australia has resulted in more people seeking homelessness services and fewer people exiting those services into stable accommodation when they are ready to do so. Homelessness is part of the continuum of housing need in WA. We have seen an increase in the number of people seeking homelessness services due to financial reasons - from 11.2% in 2006-07 to 14.4% in 2010-2011.

The ABS recently released newly revised homelessness data from the 2006 "Counting the Homeless" Census. In WA in 2006, there were 1,016 people experiencing primary homelessness (rough sleepers), and a total of 13,889 people who were homeless. Figures for the 2011 Census will be released in November 2012. These will allow for a comparison with 2006 and provide insight into changes in the number and demographics of the homeless population in WA.

Government-funded specialist homelessness services (NAHA and NPAH) are operating at capacity and are unable to completely meet the demand for accommodation. The Australian Institute of Health and Welfare report that on an average day, 48.6% of all people who made a new request for immediate accommodation were turned away in WA.

The shortage of affordable housing in Western Australia, and the extent of the social housing (public and community housing) waiting list also contributes to the turn-away rate and unmet need. Clients are remaining in services far longer than permissible because there are no exit points and it is not feasible or ethical for crisis and homeless services to exit clients into homelessness. This is creating a bottleneck effect and in fact clogging up services.

Shelter WA receives calls on a daily basis from people seeking accommodation due to imminent eviction and an inability to access accommodation. Some callers, even with children, have had to resort to sleeping in a vehicle as crisis accommodation places are scarce and many rentals are not within their means. Reports reveal there are at times up to 70-80 people attending a home open in an attempt to obtain accommodation at an affordable price. In many cases, people bid above the advertised price to access the housing, which further raises the market value of rental properties.

Youth Homelessness

Through Shelter WA's work as the peak body for affordable housing and homelessness, youth housing and homelessness has been identified as a critical issue in the sector. The Youth Affairs Council of WA (YACWA) and other agencies have undertaken extensive work in the area of youth housing and homelessness.

Children and young people make up almost half the homeless population in Western Australia, many of whom are accompanying children in supported accommodation services, including women's refuges and medium to long-term family accommodation. Young people experiencing homelessness are often invisible and remain uncounted because of their mobility. At the same time, they may not attempt or dare to access mainstream services. They may not know about these services, or they may just be too frightened to approach them in case they are reported and either taken into care or into custody, depending on their situation.

The Department for Child Protection's *At Risk Youth Strategy 2011 -2014* describes the three programs funded under NPAH, which are focused on young people. These are:

- The Oxford Foyer, due for completion in late 2012, which will support and accommodate up to 98 young people;
- Support for Young People Leaving Child;
- Housing Support Workers, Corrective Services, to assist young people leaving juvenile correctional.

The *At Risk Youth Strategy 2011-2014* acknowledges that the network of services for at risk young people does not have a sufficient resource base to ensure viability of all services and the capacity to target at risk young people effectively.

Young people are *the* most vulnerable and mobile group in the Australian homeless population, but they're not homogenous. Therefore there is no single ideal accommodation or support type to address all their needs. Housing and support services need to be responsive to the various reasons young people become homeless, whether they are part of a family group, or on their own. Their experiences and particular situations should determine the type of accommodation and support they require.

Shelter WA commenced looking at this serious issue in 2012, and coordinated two sector workshops which produced a draft report. We are now in the process of collaborating with YACWA on a final report to highlight the challenges many young people face and make recommendations for change.

SHELTER WA FUNDING REPORT

Shelter WA receives its core funding from the WA Department of Housing. Our service agreement with the Department of Housing 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.

RESEARCH AND PUBLICATIONS

SUBMISSIONS

- 1 Shelter Submission to the Metropolitan Local Government Review Panel December 2011
- 2 Shelter Submission to City of Fremantle Amendment 49 Dec 2011
- 3 Shelter WA Submission City South Perth Dec 2011
- 4 Shelter WA Submission to Department Housing Tenant Support Programs Jan 2012
- 5 Shelter WA Submission to City of Swan February 2012
- 6 Shelter WA Submission to the Metropolitan Local Government Review Draft Findings May 2012
- 7 Shelter WA Submission to Department of Commerce Consultation Paper Proposed Amendments to the Residential Tenancies Regulations 1989 May 2012
- 8 Shelter WA Submission to WA Labor Party Discussion Paper Planning & Housing Approval System
- 9 Shelter WA Submission on the Exposure Draft Homelessness Bill 2012

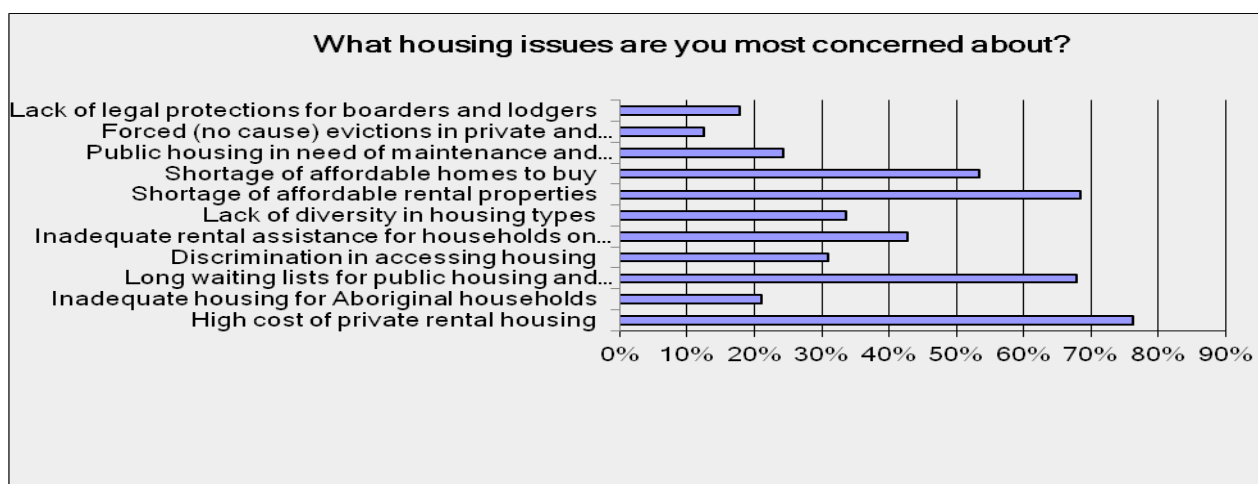
REPORTS AND ARTICLES

- 1 Background paper for the Perth Homeless Response Workshop
- 2 Perth Metropolitan Homeless Response Workshop Final Report
- 3 Shelter WA Report to Homelessness Australia Report on the White Paper Jan 2012
- 4 *Philanthropy and Private Sector Involvement in Responding to Homelessness in Ann Arbor, Michigan*, Dr Shae Garwood, Shelter WA. Article in Parity Vol.25, April 2012
- 5 Shelter WA Tenant Forums 2012 Report

SURVEYS

Shelter WA's enhanced research capacity has enabled us to design and implement a number of surveys over the past year. These surveys have strengthened our consumer participation and strengthened our submissions and consultation responses. We conducted three surveys this year on affordable housing, renting in WA, and youth housing and homelessness.

The high cost and lack of supply of rentals were at the top of respondents' concerns in the affordable housing survey. For example, 76% reported they were troubled by the high cost of private rental housing and 68% reported that the lack of supply of affordable rental properties was of concern. Others worry about the long waiting lists for public housing and community housing. The chart below illustrates survey respondents' housing concerns.



The high cost of housing in WA has had a significant impact on people's financial, social and physical well-being. For example, 82% of respondents said they experienced stress or anxiety as a result of high housing costs. Others reported having to cut back on basic necessities (68%) and other expenses (73%) such as holidays or education. Over thirty percent of respondents experienced homelessness and 46% had to relocate to cheaper accommodation or share housing as a result of high housing costs.

FORUMS, PRESENTATIONS AND COMMUNITY ENGAGEMENT

Shelter WA hosted the following events

3 August 2011	Perth Metro Homeless Response Project Workshop (facilitated by SWA) (107 attended)
14 November 2011	Shelter WA Forum with Guest Speaker Dr Rachel Ong <i>How our tax system Affects Housing Affordability</i> (26 attended)
12 December 2011	Launch of Australians for Affordable Housing (co-hosted with WACOSS)
24 January 2012	Shelter WA Affordable Housing Network Meeting (32 attended)
16 March 2012	Shelter WA Affordable Housing Network Meeting (30 attended)
1 May 2012	Shelter WA Tenant Community Education Forum Rockingham (26 attended)
3 May 2012	Shelter WA Tenant Community Education Forum Perth Metro (22 attended)
8 May 2012	Shelter WA Tenant Community Education Forum Armadale (17 attended)
11 May 2012	Shelter WA Tenant Community Education Forum Clarkson (11 attended)
14 June 2012	Shelter WA Young People, Housing & Homelessness Workshop (53 attended)

Shelter WA staff participated in the following events:

7 July 2011	Peel Caravan Parks Meeting (Mandurah)
13 November 2011	FoHCOL Conference & AGM presentation
15 December 2011	Presentation to Legal Aid WA, Social Inclusion Unit
2 February 2012	Presentation to FoHCOL Management Committee
14 February 2012	South East Interagency Forum (Centrelink)

COMMITTEES AND WORKING GROUPS

Shelter WA hosts and convenes the following committees

- 1 Shelter WA Affordable Housing Network
- 2 Boarders & Lodgers Working Group (Chair & co-convene with Tenants Advice Service WA)

Shelter WA has a seat on the following committees

- 1 Dept. Housing Advisory Roundtable (HART)
- 2 National Shelter Council
- 3 Department of Human Services/Centrelink:
- 4 Homelessness Reference Group
- 5 Community Consultative Committee
- 6 Aboriginal Community Consultative Committee
- 7 Housing Crisis Committee CALD
- 8 WA Peaks Forum
- 9 People Parks Working Group (PPWG) (Chair)
- 10 Department of Premier & Cabinet, Self Directed Services Reference Group
- 11 Telethon Research Institute, DPP Telethon Consumer & Community Reference Group
- 12 South Metro Homelessness Interagency Network
- 13 South East Metro Emergency Relief Network
- 14 Inner City Homelessness Services Review Steering Committee
- 15 Specialist Homeless Services; Service Standards Review Committee
- 16 Claisebrook Lotteries House Association (Secretary)

EDUCATION AND INFORMATION

Newsletters

During the financial year 2011/2012, Shelter WA published and distributed **nine (9)** newsletters to our members, stakeholders and subscribers.

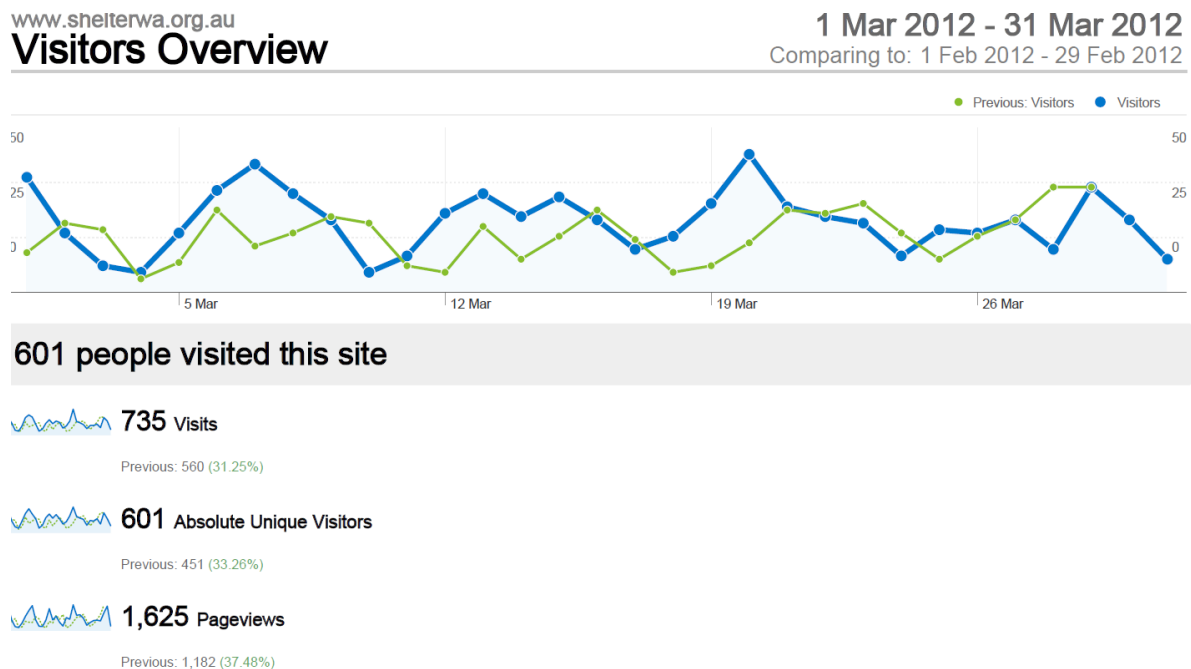
Fact Sheets

- 1 Homelessness accommodation services in Perth and City of Vincent
- 2 Young people and housing
- 3 Renting in WA - Perth Metropolitan area
- 4 Housing and Mental Health
- 5 Shelter WA Quick Guide to Housing Facts & Figures February 2012
- 6 Shelter WA Referral List Housing & Homeless Services January 2012

Website

In 2011/12, Shelter WA's website received approximately 7,000 visitors, who viewed a total of about 19,000 pages. The website is updated regularly, with newly developed papers, submissions, fact sheets and newsletters posted as they are produced and disseminated to members.

Shelter WA's website is well frequented, as illustrated by the analytical chart below, which offers a snapshot of Shelter WA's website status during the month of March 2012.



SHELTER WA BOARD OF MANAGEMENT

During the period July 2011 to June 2012, the Shelter WA Board of Management consisted of:

<i>Richard Sheridan</i>	(Individual) – Chair
<i>Tammy Solonec</i>	(Aboriginal Legal Service WA) - Vice Chair to January 2012
<i>Cindy Dunham</i>	(Individual) – Vice Chair from February 2012
<i>Bev Carstairs</i>	(Individual) - Treasurer
<i>Danielle van Kampen</i>	(Individual) - Secretary
<i>Dr Antoinette Morris</i>	(Individual)
<i>Juanita Barron</i>	(Individual)
<i>John Holywood</i>	(Individual)
<i>Martin Sinclair</i>	(Individual) to March 2012

Shelter WA Staff Representative

Stephanie Bachman

Shelter WA Executive Officer

Chantal Roberts

SHELTER WA STAFF

Chantal Roberts

Executive Officer

Corinne Mercer

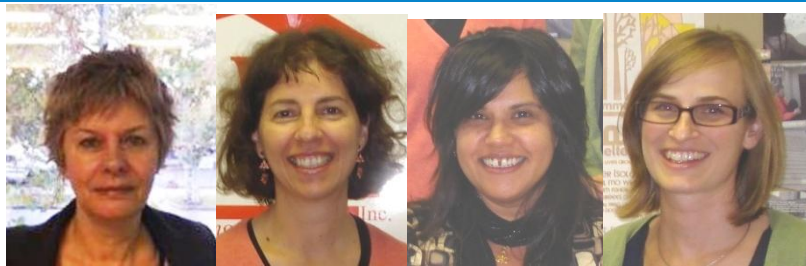
Administration and Finance Officer

Stephanie Bachman

Community Development and Policy Officer

Shae Garwood

Research Officer



Chantal

Corinne

Stephanie

Shae

SESSIONAL STAFF AND CONSULTANT SUPPORT

Bookkeeper

Naomi Murray

Curtin University Internship

Robert Gough

Sessional Staff

Keiko Miyazaki

IT Consultants

Jason Roper & Greg Simpson (Ascend IT)

Website Maintenance

David Faletti (Digital Soap)

FINANCIAL REPORT

It is with great pleasure I report on the finances for Shelter WA for the financial year 2011/2012

Financially we have made a concerted effort to adjust the manner in which reports are presented to the board. This has resulted in a very transparent book keeping system and made the figures easily assessed to gain an accurate picture of the organisations financial position.

The funding allowance of 15% for staff wages was passed on in full to all staff and has brought the salaries of staff closer to being well rewarded for their efforts. We are proud to say that Shelter WA is constantly watching remuneration and benefits for staff to ensure they are happy to continue in our employ. This is obviously governed by funding restraints.

The Executive Officer is to be congratulated for her efforts in obtaining high quality student staff to compliment her team completing research projects.

At the end of the financial year Shelter WA had a cash deficit of \$19,914.49. This is a substantial reduction on the loss experienced in the previous financial year. All employees' leave entitlements have been accounted for. Separate bank accounts have been opened and funds for future leave entitlements are being set aside. All accounts have been brought to account and I have no knowledge of any outstanding or pending expenses.

Shelter WA's balance sheet for 2011 – 2012 has a positive total equity position of \$40,346.95. The budget for the upcoming 2012 -2013 financial year is in need of a boost in income. It is hoped we are going to be able to obtain a funding increase for the upcoming financial year to assist in the ever increasing work required by the organisation and to ensure that Shelter WA will be able to operate to the high standard we have become accustomed to seeing throughout the past year.

I extend my appreciation to the Shelter WA Executive Officer, Chantal Roberts and staff for the successful management of the operations.

Bev Carstairs

Treasurer

Shelter WA

SHELTER WA
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2012.

PETER KEVIN EDWARDS
REGISTERED COMPANY AUDITOR #13575

143 JAMES STREET
GUILDFORD WA 6055

PO BOX 267
GUILDFORD WA 6935

Ph (08) 9379 1155
Fax (08) 9379 2856

SHELTER WA

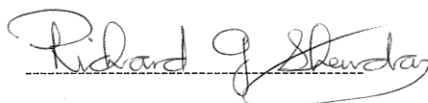
EXECUTIVE COMMITTEE'S DECLARATION


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 2012
 - 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:

RICHARD SHERIDAN
CHAIRMAN



Dated this  day of October 2012.

BROCKMAN HOUSE ACCOUNTANTS

A.B.N. 85 284 623 704

REGISTERED COMPANY AUDITOR
Peter Kevin Edwards BCom CPA

PO BOX 267, GUILDFORD, WESTERN AUSTRALIA 6935
TELEPHONE: (08) 9379 1155 FAX: (08) 9379 2856

Office Address:
Brockman House
143 James Street, Guildford WA 6055
Email: PeterEdwards@phaccts.com.au
Mobile: 0421608434

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 2012. 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.

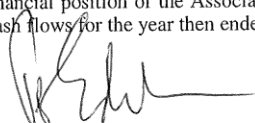
The financial report has been prepared for distribution to the members for the purpose of fulfilling the Committee of Management's financial reporting requirements under the constitution. I disclaim any assumption of responsibility for any reliance on this report or the financial report to which it relates 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 2012, and the results of its operations and cash flows for the year then ended.



PETER KEVIN EDWARDS
Registered Company Auditor # 13575
Date this 8th Day of October 2012.

Liability limited by a scheme approved under Professional Standards Legislation

Shelter WA Inc.
33 Moore St
East Perth WA 6004

Balance Sheet [Last Year Analysis]

June 2012

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	This Year	Last Year
Assets		
Trade Debtors	0.00	121.99
Current Assets		
General Cheque Account	10,418.58	8,161.41
B/West Debit Card Account	2,277.57	0.00
ING Direct	44,657.36	54,596.08
ING - Leave Provision Savings	10,000.00	0.00
Cash on Hand	32.90	9.20
Furniture & Fixtures		
Furniture & Fixtures at Cost	40,001.03	41,406.00
IT Grant Asset at Cost	17,010.64	21,212.14
Furniture & Fixtures Accum Dep	-40,001.06	-40,001.06
IT Grant Asset Acc. Dep.	-17,010.61	-17,010.61
Total Furniture & Fixtures	0.00	5,606.47
Total Current Assets	67,386.39	68,373.16
Total Assets	67,386.39	68,495.15
Liabilities		
Trade Creditors	7,562.50	6,954.00
Fringe Benefits Tax-C. Roberts	948.50	0.00
Current Liabilities		
GST Liabilities		
GST Collected	0.00	11.74
GST Paid	10.22	0.00
Total GST Liabilities	10.22	11.74
Payroll Liabilities		
Superannuation Payable	1,838.58	1,267.97
Provision for Annual Leave	16,679.64	9,746.47
Provision for Redundancy	0.00	1,320.00
Provision Long Service Leave	0.00	9,003.46
Total Payroll Liabilities	18,518.22	21,337.90
Total Current Liabilities	18,528.44	21,349.64
Total Liabilities	27,039.44	28,303.64
Net Assets	40,346.95	40,191.51
Equity		
Retained Earnings	60,261.44	87,574.59
Current Year Earnings	-19,914.49	-47,383.08
Total Equity	40,346.95	40,191.51

Shelter WA Inc.
33 Moore St
East Perth WA 6004

Profit & Loss [With Last Year]

July 2011 through June 2012

17/08/2012
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	This Year	Last Year
Income		
Bank Interest	5,061.71	5,306.65
Donations	3,192.39	50.00
Membership Fees	631.79	1,618.10
Grants		
DHW - Core Grant	234,359.57	208,425.74
Indexation 2010/2011	9,013.69	0.00
15% Equity Funding	35,154.00	0.00
Perth Homeless Scoping Project	4,895.68	2,000.00
Reimbursements	0.00	2,220.77
Total Income	292,308.83	219,621.26
Expenses		
Advertising	855.32	0.00
Donations/Sponsorship	10.00	0.00
Adjustments & Rounding	-0.23	109.58
Audit	1,700.00	1,500.00
Bank Fees	380.50	321.75
Bookkeeping Services	2,454.55	2,386.37
Computer IT & Web Support	3,402.09	5,544.64
IR/EAP	6,663.64	600.00
Shelter WA Forums	936.65	666.41
Consultants	1,100.00	818.18
Administrative Expenses	44.10	0.00
Courier	28.09	0.00
Depreciation	5,606.47	4,654.85
Equipment & Software - Office	0.00	625.40
General Insurance	2,325.45	2,320.76
Shelter WA Board	2,154.16	514.64
Membership of Organisations	511.14	1,474.36
Publications	0.00	135.86
Office Expenses		
Photocopying	274.38	406.12
Postage	65.96	225.82
Printing/Promotional	1,859.58	360.00
Rent	9,263.32	14,153.88
Stationery/Office Sundries	2,176.31	1,743.79
Telephone/Email	2,940.61	3,288.16
Total Office Expenses	16,580.16	20,177.77
Employment Expenses		
Wages: Office	224,037.82	181,600.48
Wages: Contract/Consultants	818.18	0.00
Workers Compensation	1,801.82	1,061.82
Leave Provision Expense	16,679.64	10,405.53
Superannuation General	17,382.50	16,951.78
Prof. Development/Conferences	2,112.11	7,665.10
Total Employment Expenses	262,832.07	217,684.71
Travel		
Travel Allowance	245.14	554.59
Car & Taxi Expenses	1,944.91	2,316.13
Flights	1,486.45	4,598.34
Accommodation	962.66	0.00
Total Travel	4,639.16	7,469.06
Total Expenses	312,223.32	267,004.34
Operating Profit	-19,914.49	-47,383.08
Other Expenses		
Net Profit / (Loss)	-19,914.49	-47,383.08

SHELTER WA

NOTES TO AND FORMING PART OF THE ACCOUNTS For the year ended 30 June 2012.

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.