

# Annual Report 2013–14



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Shelter NSW,  
Suite 2, Level 4, 377–383 Sussex St,  
Sydney NSW 2000 Australia  
ABN: 95 942 688 134  
Tel: (02) 9267 5733  
Fax: (02) 9267 5001  
[admin@shelternsw.org.au](mailto:admin@shelternsw.org.au)  
[www.shelternsw.org.au](http://www.shelternsw.org.au)  
[www.facebook.com/shelternsw](https://www.facebook.com/shelternsw)  
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# Annual Report 2013–14

## Contents

Highlights of the year .....	5
Acknowledgements .....	6
What we do .....	7
Who we are .....	8
Our challenge – external environment .....	9
Chairperson’s report .....	10
Executive Officer’s report .....	12
Treasurer’s report.....	14
Report on activities .....	15
1. Systemic advocacy.....	15
2. Community education .....	20
3. Governance and management ....	22
Publications.....	23
Organisational members.....	24
Financial statements.....	26





# Highlights of the year

- We put housing on community sector agenda  
Shelter's proposal for housing became one of the top priorities in the NCOSS pre-budget submission to the State government.
- We built understanding of housing affordability amongst planning advocates  
Shelter has liaised with a number of peak environmental bodies on the development of a 'Community charter for good planning'. Our contribution to this process means that the supply of housing affordable to lower income households is an issue these groups now consider in the planning context.
- We produced 23 new publications this year  
2 Shelter Briefs, 1 joint report with Welfare Rights, 2 submissions, 5 Shelter Updates, 4 information sheets, 5 factsheets, and 4 issues of our journal Around the House.  
On top of this we produce 4 e-bulletins.
- Our policy papers have reached a wide audience  
Each Shelter policy paper is down-loaded approximately 3,000 times over a 12 month period (or around 250 times a month)
- We worked with HNSW to make Housing Pathways more accessible  
We discussed with HNSW the findings of our round table discussion on Housing Pathway held with NGO advocates. The report of the workshop discussion identified a number of problems experienced by NGO advocates and their clients and some possible solutions, a number of which will now be implemented.
- After five years, our short course on 'housing economics for non-economists' reached more people than ever  
This year there were 47 registrations, the highest ever.
- We produced a special supplement to Around the House on the announcement that all public housing at Miller's Point would be sold  
– in this way we ensured that a thorough analysis of the decision was available to help discussion of this major policy departure.
- Subscriptions to our e-bulletin have grown by 17% this year  
The e-bulletin now has over 1,000 subscribers.
- We launched a new series of urban policy factsheets  
We aim to keep housing in the minds of urban policy advocates, and these new factsheets help everyone to understand the issues.
- We held a one-day conference to explore the whether the private rental market can work as an alternative to social housing



# What we do

## About us

Shelter NSW is a non-government, non-profit, social change agency committed to working for a fair and just housing system.

We are the state's peak advocate for housing justice uniting the voices of low-income tenants and non-profit organisations working on their behalf.

Shelter NSW advocates for the housing interests of low- to moderate-income and disadvantaged people, and provides community education to build the capacity of non-profit organisations to provide housing and housing-related services.

We are a not-for-profit, non-government organisation and are not aligned to any political party or commercial organisation.

## History

Shelter NSW was established in 1975. Since then, we have advocated and campaigned for public housing and the development of community based initiatives like tenant-managed housing, housing cooperatives, community-based housing associations and local government planning innovations that provide for affordable housing.

## Purpose

Shelter NSW's mission is to work for a fair and just housing system in New South Wales. We promote the access of people on low to moderate incomes to housing that is affordable, safe, secure and appropriate to their needs.

Our role is to:

- advocate for systemic change;
- provide community education.

In undertaking these roles, we use a number of strategies:

- research;
- policy development;
- providing educational products on key housing issues;
- networking and partnering with other non-profit non-government organisations and consumer organisations;
- promoting a coordinated response from within the non-government sector where appropriate.

In working towards a fair and just housing system, we are committed to:

- building the capacity of non-profit housing and housing-related services;
- working with housing consumer organisations and activists.





# Who we are

## Board members

**Chairperson:**

Julie Hourigan Ruse

**Treasurer:**

Lucy Burgmann

**Secretary:**

Karen Walsh

**Other directors:**

Sue Cripps

Trish Evans

Digby Hughes

Garry Mallard

Leo Patterson Ross

Ben Spiers-Butchers

## Staff

**Executive Officer:**

Mary Perkins

**Principal Policy Officer:**

Craig Johnston

**Senior Policy Officer (Education and Outreach):**

Paula Rix

**Senior Policy Officer (Research and Publications):**

Adam Farrar

**Office Administrator:**

Yana Myronenko

## Contractors, consultants and auditor

**Contractors:**

Energetica (website)

Linsec (emails and server)

Matrix On Board (accounting)

Not Just Networks Pty Ltd (IT)

**Consultants:**

Jon Eastgate, 99 Consulting (report)

Sally Trevena (publications)

Sue Creek (conference)

Robert Mowbray (factsheets)

Adam Walker (newsletter design)

Kim Allen (Annual report design)

**Auditor:**

Churton Kelly

## Board Meetings

Shelter NSW directors attended

the following number of meetings out of total meetings  
(not including the Annual General meeting)

<i>Retiring members</i>	<i>Meetings attended</i>
Dean Price	3 out of 4
Judy Singer	3 out of 4

**Continuing members**

Julie Hourigan Ruse 11 out of 11

Lucy Burgmann 9 out of 11

Karen Walsh 9 out of 11

Trish Evens 5 out of 11

Digby Hughes 8 out of 11

Garry Mallard 6 out of 11

**New members**

Sue Cripps 6 out of 7

Leo Patterson Ross 6 out of 7

Ben Spiers-Butcher 6 out of 7



# Our challenge – external environment

Shelter NSW's aim is to work for a fair and just housing system in New South Wales promoting access of people on low to moderate incomes to affordable, secure and appropriate housing.

Shelter NSW's work for a fair and just housing system arises because housing is unaffordable and access to housing affects all.

Sydney housing prices are the most expensive in Australia and increased by 10.8% in the 12 months to March – more than three times the increase in the Consumer Price Index. The situation is little better in regional and rural New South Wales.

In New South Wales only 7% of home purchase stock is affordable for low income households. 26% of rental stock in New South Wales is affordable for low income households but not all the stock is available to low income households.

In New South Wales the people most in trouble are private renters as rental vacancy rates are low and rent levels are high. Low and moderate income households are most affected with 62% of lower income renter households in rental stress.

This environment means that people can't afford housing where the jobs are located and people providing essential, social and community care services cannot afford to live where the service demand is highest.

Housing price inflation has a personal impact on all of us, our children and our parents. For older homeowners it creates wealth whilst for new entrants to the housing markets it often results in housing that is unaffordable and inaccessible. Within households the impacts of house price inflation are felt when the younger generation want to buy or rent a house, when you want to move or when the older generation needs to move.

The impact on public housing in New South Wales is also severe with 58,206 applicants waiting for social housing at December 2013. More people are becoming homeless with 28,190 people estimated to be homeless in New South Wales on census night in 2011 – an increase of 26.9% from 2006. (NB some of this increase can be attributed by a changes methodology)

Despite this, there has been no willingness to tackle speculative investment – which is driving our housing crisis. And attempts to encourage investment at the bottom end of the market, to overcome the undersupply of affordable rental, have stalled. Worse still, there has been no net investment to increase social housing supply. Instead, over the past year we have seen the announcement of a sell-off of all public housing in Millers Point to use the high values to bring the (reduced) portfolio up to standard. Increasingly, government is redirecting those who would once have been housed securely in social housing into the private rental market.

Shelter NSW is committed to helping all Australians to access affordable, secure and appropriate housing to improve their quality of life. As well as our advocacy in NSW, through our involvement in National Shelter, we will also continue to advocate to the Federal Government to improve access to affordable housing.



# Chairperson's report

This year, as ever, Shelter NSW provided a sound and balanced voice in New South Wales policy around the need for a fair and just housing system. It seems like at some time during the past year we have had renewed reason to consider the entire spectrum of the housing system:

- the cost of maintaining ageing public housing stock;
- a consistently high demand for social housing assistance;
- the desire of the NSW Government to liquidate some public housing stock in the inner city;
- the continued shortage of affordable private rental housing; and
- a planning system that has failed to adequately invigorate new development opportunities in affordable housing options.

We welcomed the Hon Gabrielle Upton MP into the role of Minister for Family and Community Services. However we did not completely lose contact with the former Minister – the Hon Pru Goward MP – as she took on the planning portfolio.

Minister Upton attended Shelter NSW's annual conference, *Possibilities and Realities: private rental housing as a solution*. Her opening keynote address was, for many, an introduction to the new Minister and an important opportunity for her to engage with the work of Shelter NSW. The conference also presented a forum for a range of diverse opinions to be presented and discussed. Shelter NSW thanks all speakers for their time and commitment to making this event a success.

Shelter NSW completed its targeted project into the impact of heritage status on public housing. Despite this research showing that heritage listing was not an impossible barrier to overcome in maintaining public housing properties, the government pursued its reform of public housing in Millers Point and identified a number of properties for sale. At the time of writing this report the NSW Government has achieved sales in excess of \$11 million from the sale of a small number of properties. It is critical that this money, and funds from the sale of further identified properties, is fully committed to the acquisition of new public housing stock.

Another significant government initiative continued with the reform of the specialist homelessness sector. Shelter NSW brought an independent policy perspective to the process alongside Homelessness NSW, Yfoundations and Domestic Violence NSW. Successful tenders were announced in July 2014 and the process of transitioning services and clients commenced. Shelter NSW hopes that the changes will help break the cycle of homelessness for thousands in NSW.

Shelter NSW took the lead in bringing all the housing and homelessness peaks in NSW together to focus anew on collaborative opportunities in a changing environment. A series of regular meetings provided the opportunity to turn our minds to the common outcomes we are trying to achieve, and the strength to the sector and community that presents itself in our differences.

In a changing environment, Shelter NSW maintained a strong relationship with Housing NSW. We farewelled Mike Allen, Chief Executive Officer, who retired after a long and distinguished career with Housing NSW. Shelter NSW thanks Mike for his strong support of Shelter NSW over many years. NSW Family and Community Services is progressing with its restructure and localisation, and Shelter NSW looks forward to working with the new executive staff.

Shelter NSW continued to publish *Around the House* and our e-bulletin to make sure our work reaches a broad audience. Our commitment to being accessible to our members, stakeholders and community has been made easier with regular website and social media updates. Our community education program of workshops remains a strong and in-demand fixture on the Shelter NSW calendar.

The year cannot end without acknowledging the professionalism of our Executive Officer, Mary Perkins. Mary's wise counsel to the Board and leadership of the organisation keeps Shelter NSW in a stable position. As always, the Board pay tribute the dedication and passion of the staff at Shelter NSW: Craig, Adam, Paula and Yana. This small team produce quality evidence-based work on diverse and complex issues that is second to none.



I sincerely thank the Board for their time and commitment to Shelter NSW during a busy year. It is my pleasure to work alongside you, and my privilege to be able to learn from you.

Lastly, I thank our members for your ongoing support to the work that Shelter NSW does.

I look forward to working with you all in the coming year.

Julie Hourigan Ruse  
*Chairperson*



# Executive Officer's report

Shelter's concerns about housing are broader than simply a roof over a head – housing is so much more. We know that gaining access to shelter is not necessarily enough by itself. Living in housing of poor quality, or living in neighbourhoods that are unsafe or have poor public transport and few links to jobs, schools and services can lead to problems and can make life difficult.

For Shelter NSW the issue is about how we 'make' our housing, so that it enhances wellbeing, engagement and participation within our society. Housing must be of decent quality, be affordable and secure, it must also be appropriate to disability, ageing and cultural needs. Good housing is also about neighbourhoods being good places to live in. It's about planning places that encourage connections between people and services, and between people.

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To us a fair housing system would enable all residents to find their housing **in the right place, at the right price, with the right amenity and security.**

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Unfortunately this is not the reality for many people. There is now a well-documented housing crisis and many households with low and moderate incomes are finding it difficult and sometimes impossible to adequately house themselves in any of three major tenure forms – homeowner, private rental or social housing.

Shelter's work program for the last year included a range of activity addressing the concerns for lower income household across our housing system. A full report and a separate summary of our achievements are included elsewhere in this report.

However, I would like to use this opportunity to draw our members' attention to some underlying issues that affect and influence the way we think about our work.

We are concerned about our governments' (at both State and Commonwealth levels) increasingly narrow vision for our social housing system. Progressively over the last decade and a bit, it has been transformed from a system that provided long term secure affordable housing to low income working families into a welfare service to be provided to very needy people. We acknowledge the very real financial constraints

impacting on social housing that have contributed to these changes. However, we also argue that this is the result of government decisions, firstly to withdraw funding in real terms, and secondly, failure to deal inflationary pressures and speculation in other parts of our housing system.

In our view, thinking about and planning for social housing within the narrow confines of a welfare silo will not in the long run solve the problems. What happens in one part of our housing system impacts on other parts. For example, house-price inflation in our private markets impacts of social housing in two ways; firstly as prices for private housing increase well in excess of wages, demand/need for social housing increases, and secondly, inflated house/land prices makes it more expensive for social housing providers to acquire adequate amounts of housing stock.

In our view, the constant process of redefining who's in need in order to evermore tightly ration social housing fails to address the underlying issue – the growing undersupply of housing affordable for and accessible to very large number of low and moderate income households.

We have noted with concern that behind a number of new the forms of housing assistance is an assumption and an expectation that many of the households who once would have been housed in public housing can now be supported into sustainable housing in the private rental market and that some ultimately may aspire to home ownership. However the inflationary and speculative trends (fed in part by tax policy) in the private markets means that this expectation, is unrealistic. In our submission to the *Inquiry into Social Public and Affordable Housing* we argued that governments' needed to restore the viability of social and affordable housing programs and act to correct the fundamental distortion in our housing markets that give rise to speculation and inflated house prices.

Part of the solution to our housing problems is new building. However, Shelter is concerned that the urban development and planning processes currently in place do not adequately address the supply of housing affordable to low and increasingly moderate income households. We've seen older, possibly run down,



but cheaper housing being replaced with newer more expensive housing. We are concerned that this is creating spatially segregated cities. This is because areas targeted for redevelopment usually have the best access to employment and amenity and redevelopment results in gentrification as wealthier people pay higher house prices and rents. This process forces lower income household to seek their housing in areas with lesser amenity.

Arguably the provision of social and affordable housing in higher value areas has helped limit this process of spatial segregation. However the sale of public housing in Millers Point, and suggestions that public housing in other areas with high land values will be sold to fund social housing operating costs, will compound the problem of spacial segregation and displace many poorer households. In addition the proposed reforms to strata will have a similar effect. The proposal is to enable developers to more easily gain agreement for the wind up of strata schemes in order to redevelop sites. This means that tenants and poorer homeowners are likely to be displaced because they cannot afford a place in the new development or in the gentrifying area affected by the redevelopment.

To ameliorate this process of special segregation Shelter NSW has argued for the retention of provisions for 'inclusionary housing' that are included in the current *Environmental Planning and Assessment Act 1979* in the proposed new *Planning Bill 2013*. In particular Shelter NSW has proposed that some affordable housing could be funded through the planning system by a form of 'value capture' ie where owners of land (or speculative land bankers) in both greenfield and infill sites receive substantial unearned capital gain from increased land value arising from planning decisions made by government the increase in land value should be shared between the land owners and the government and used to provide affordable housing.

During the last couple of years we've contributed to the reform process for specialist services for homeless people. Reform was necessary in part because the services were choked because they couldn't move people on. The new service system might move people through more efficiently but unless the fundamental housing

supply problems are addressed the service system will become choked again perhaps in different ways and homeless people will cycle through different forms of short term fixes.

Shelter NSW and National Shelter have advocated that Local, National and State governments need to acknowledge the interrelatedness of the parts of our housing system across both public and private spheres (covering a range of government portfolios, tax, planning, urban development, consumer affairs, homeownership, private rental social housing), and coherently plan for and support a housing system that delivers fairly to all residents. These are some of our challenges for the next few years.

I wish specially thank the members of the executive, our Chairperson Julie Hourigan Ruse, Secretary Karen Walsh and Treasurer Lucy Burgmann, for their considerable contributions.

The work of Shelter NSW in this last year was primarily achieved through the hard work of its staff. I wish to acknowledge contributions made by Craig Johnston, Paula Rix, Adam Farrar and Yana Myronenko — each worked hard and with a great deal of commitment and enthusiasm.

In June we organised a community sector farewell to Mike Allen the Chief Executive of Housing NSW. I'd like to take this opportunity to record our acknowledgement of his work in building our public housing system and to thank him again for his support and assistance over many years.

I'd like to also thank the NSW Ministers, Gabriel Upton, Pru Goward and Brad Hazzard, Secretary of FACS Michael Coutts-Trotter, Deputy Secretary of FACS – Strategic Reform and Policy, Georgina Harrison, Executive Director Housing Policy and Homelessness, Marion Bennett and many other members of the FACS team.

Finally yet importantly, I thank the large numbers of individuals and organisations who have supported and contributed to Shelter's work throughout the year.

Mary Perkins  
*Executive Officer*



# Treasurer's report

I am pleased to present Shelter NSW's audited financial report for the year ending 30 June 2014. This financial year the organisation returned a small deficit of \$2,180 which was a slightly better result than the budgeted deficit of \$2,713.

As is the case every year, in 2013/14 Shelter NSW undertook a high level of activities, and fully acquitted all grant funds against the projects identified in our Business Plan. In addition, the Board determined to transfer membership income to make provision for projects and activities in future years. These two factors account for the deficit result. Further income and expenditure details are available in the attached financial statements.

The small deficit is fully covered by reserved member funds, as part of the general reserve of \$135,700 identified in the balance sheet. Shelter NSW remains in a strong financial position to undertake activities in 2014/15 and beyond.

Shelter NSW is an influential contributor to the housing sector. On a modest annual budget made up of grant funding, membership fees and some business activities such as our conference, the organisation fulfils its purpose of advocating for housing justice. Uniquely, the organisation provides a valuable forum for bringing together participants from across the housing system for a constructive exchange of ideas and perspectives.

Shelter NSW sincerely appreciates the core funding grant provided by the Department of Family and Community Services, which enables the organisation to carry out its work. On behalf of Shelter NSW, I am delighted to acknowledge the support of the Hon. Gabrielle Upton, MP, Minister for Family and Community Services, and of her Department. I would also like to thank the recently-retired Chief Executive of Housing NSW, Mike Allen, for his support over many years. I am confident that Shelter NSW will continue to work closely with the NSW Government into the future.

In the role of Treasurer I particularly appreciate the professionalism and expertise of the Shelter NSW staff team, led by our Executive Officer, Mary Perkins, and the continued commitment of the Board. I would also like to thank our Office Administrator, Yana Myronenko, for her diligent administration of the organisation's accounts.

Lucy Burgmann  
*Treasurer*



# Report on activities

In 2013-14 our work had three main objectives:

- To contribute to effective government, business, and community sector responses to housing need, through our systemic advocacy
- To contribute to better community awareness and understanding of housing policy issues, through our community education. In particular, we have aimed to build the capacity of non-government organisations that need a better understanding of the housing system in order to address the housing issues of their clients, and that increase the capacity of consumers to develop an informed voice.
- To support and guide a dynamic organisation capable of achieving our objectives through our Governance and management.

## 1. Systemic advocacy

In 2013-14 our systemic advocacy was focussed on three priority policy matters. These were:

- Financing housing assistance;
- Responsive housing assistance;
- Liveable built environments

### 1.1 Financing housing assistance

Throughout the year Shelter has monitored NSW government fiscal policy relevant to housing programs to incorporate into ongoing advocacy.

- *The State budget* – We discuss proposals for the NCOSS pre-budget submission (PBS) for the 2014-15 State Budget. This means that, instead of preparing a separate submission, we can best advocate for housing in the context of other social and economic needs. Our proposal that expenditure on housing should be a major priority in the NCOSS PBS was adopted.

We then advocated for 3 key Budget proposals: targets for government-subsidised affordable housing, a growth fund for social housing, and innovative use of infrastructure financing for affordable housing.

Following the Budget, we provide a comprehensive analysis; with an article in *Around the House*, and a more substantial analysis in a ‘Shelter Update’, on our website. Our Update on the 2013-14 Budget has been downloaded 2,100 times; and our Update on the 2014-15 Budget which released in July 2014 is on track to do the same.

- *Understanding the finances of housing agencies* – In December we released an ‘Update’ on financial results for 2012-13 of state government agencies involved with affordable housing (downloaded 2,000 times since then).
- *Parliamentary inquiry* – A submission was prepared in response to the Legislative Council’s inquiry into social, public and affordable housing. Shelter also appeared before the inquiry.



# Report on activities continued

**We have monitored the implications for the supply of social housing, of NSW Land and Housing Corporation management of its assets.**

- ◉ In July the Audit-Office released its report, 'Making the best use of public housing'. This provided crucial information and helped shape LAHC policy. We have both drawn on and commented on the report in the media, articles and our submission to the Legislative Council inquiry into social, public and affordable housing.
- ◉ We have also maintained a view of LAHC approaches and strategies through consultative bodies, briefings and meetings with senior managers.

**We also monitored the impact of federal and Commonwealth fiscal policy relevant to housing assistance programs on low income household in NSW, to incorporate into ongoing advocacy.**

- ◉ At the time of the Federal election we prepared and distributed an election leaflet outlining facts on housing affordability in NSW, to raise housing affordability as an election issue; and supported the campaigning work of ACOSS, Australians for Affordable Housing, and National Shelter.
- ◉ We have met with key national agencies (the Reserve Bank and the Productivity Commission) and presented at national forums (Charities Tax Lawyers and CHFA on the new Charities Act and housing; NDIS and housing; and national research program of the Policy & Research Working Group on employment opportunities for young people living in social housing).
- ◉ We compiled and edited data on Centrelink Rent Assistance recipients in New South Wales for a joint report with the Welfare Rights Centre (NSW), which was released in March.

**We investigated the use by local government of site specific value capture to fund affordable housing.**

- ◉ We produced a 'Shelter Update' that reported on a scan of planning documents from 27 local government councils to give an insight into how local governments are using the land-use planning system to facilitate affordable housing. A summary of the 'Update' was written as an article for the December issue of *Around the House*.

**We also investigated the potential role of social entrepreneurs, philanthropy and social bonds as mechanisms to both increase supply of social housing and provide services to tenants.**

- ◉ Carrie Hamilton was contracted to prepare the issues paper. The final report was published as a Shelter Brief. A background article on this project was published for the March issue of *Around the House*, followed by an article on the issues in the Brief in the June edition. A public briefing session 'briefing' was held in July.

**We were part of an NGO working party developing a shared equity product potentially for use by community housing providers.**

- ◉ The committee, Chaired by Shelter, was established to work on the feasibility of developing a shared equity product. It commissioned a feasibility study, prepared by Sphere Company, and finalised parameters for a preferred model. The 'business case and guidelines' was launched in June.



## 1.2 Responsive housing assistance

**Shelter continued to identify and advocate on issues that impact on the responsiveness of social housing providers to tenant and applicant needs.**

Shelter has liaised with social housing tenant groups, the TPRSs and the Community Housing Tenants Council on:

- The likely implications of Urban Activation Precincts and other planning policy changes on public housing estates – especially where there is suggestion of estate redevelopment,
- The revision of aspects of Shelter’s community education program,
- ‘The Future of public housing in the inner city’ workshop.

Shelter has liaised with the Tenants Union on issues relating to social housing tenants and applicants

- the application process and housing pathways,
- estate redevelopment,
- maintenance and repairs.
- Shelter prepared and delivered a tailored training workshop on ‘How the Housing System works’ for Tenants Advice and Advocacy Programme workers.

Shelter continues to contribute to Housing NSW consultative processes

- the NGO Housing Partners Reference Group, and
- Housing Pathways Advisory Council.

Work with HNSW to make Housing Pathways more accessible

- We discussed with HNSW the findings of our round table discussion on Housing Pathway held with NGO advocates. The report of the workshop discussion identified a number of problems experienced by NGO advocates and their clients and possible solutions, a number of which will now be implemented.

We engage with and report on research

- We participated in an AHURI-convened roundtable on transfers of public-housing properties to community housing providers.
- We produced a ‘Shelter Update’ which reviewed research (focusing on an AHURI report released in October) on NSW tenant’s experiences of tenanted transfers from public to community housing.
- We also participated in an AHURI discussion and the reference group for a research project on the Cost Effectiveness and Tenant Outcomes in Social Housing.

**We continued to advocate for public housing-estate redevelopment processes which are responsive to tenants’ needs**

- Shelter has continued to contribute to the work of the Living Communities consultative committee, which provides advice on estate renewal and redevelopment.
- We published an article on the Department of Planning and Infrastructure’s ‘urban activation precincts’, two of which cover public-housing estates, in *Around the House*.
- We commissioned a literature review, undertaken by Jon Eastgate, which explored issues for tenants in public housing renewal projects. This has been published as a Shelter Brief.
- We held a stakeholder workshop (with community organizations including public-housing tenant groups) on the future of public housing in the inner city
- The decision to sell all public housing in Millers Point and the Rocks became a major focus of advocacy. We produced a special supplement to the March issue of *Around the House* on the Millers Point sell-off, analysing the rationale and identifying a number of concerns.
- We have met with the Director General of FACS, Michael Coutts-Trotter and the Chief Executive of HNSW, Mike Allen, to discuss the concerns Shelter raised in the supplement and after.



# Report on activities continued

## **We held a roundtable discussion with tenants on the future of public housing in inner-Sydney**

- The report of this roundtable has been downloaded 897 times, and the presentation to the roundtable by Dare Kavanagh (LAHC) has had 973 downloads.

## **We advocated on the housing issues that contribute to homelessness**

- Shelter contributes to the work of the Going Home Staying Home Sector Reference Group, which provided advice on the reform of specialist homelessness services; and is a member of two working parties on access and on resource allocation.
- Shelter also participated in regular meetings of the Homelessness Community Alliance, until regular meetings were suspended.

## **We explored the link between income and housing unaffordability**

We worked jointly with the NSW Welfare Rights Centre on two projects:

- To publish an updated report on the effectiveness of Commonwealth Rent Assistance in addressing affordability in NSW. This was released in March.
- With Welfare Rights Centre, we developed a short survey which was administered by the Centre to its telephone clients in March-April to identify their experiences of their housing. The results from this survey were launched at Shelter's conference in April.

## **Shelter contributed to the governance of City West Housing**

- Shelter is a Preference Shareholder of City West and attended 5 meetings of preference shareholders.

## 1.3 Livable built environments

### **Shelter responded to the state government's major review of the planning system.**

- As well as participating in a DPI-commissioned consultation, Shelter wrote to the minister for planning with proposed amendments to the Bill before its introduction into Parliament; and again, following amendments related to affordable housing by the Legislative Council, which we recommended the minister accept.
- To help community understanding of the debate:
  - we produced a series of 4 information sheets explaining the amendments and parliamentary processes dealing with them, and
  - we published an article on the Legislative Council's amendments in the December issue of *Around the House*,
  - we published an article in *Inner Sydney Voice*.
- Shelter has liaised with a number of peak environmental bodies about possible participation in development of a 'Community charter for good planning'. Our contribution to this process means that issues about the supply of housing affordable to lower income households is an issue these groups are considering in the planning context.

### **We responded to the State Governments review of the Strata Titles act, to highlight the risks for low-income strata owners and renters.**

- In November the government released a position paper on Strata and Community Title Law Reform. We responded to the position paper arguing that proposals to make it easier to dissolve strata schemes threaten the supply of low priced housing and will displace low-income households.
- In May we provided additional comment on the strata scheme termination provisions (Part 10) of the strata development bill.
- We have also contributed to research that City Futures (UNSW) has been commissioned to undertake on dissolution of strata.



## Partnerships for policy and advocacy

Shelter has also contributed its expertise to the work of other non-government organisations in NSW working on housing and related social welfare issues

- EO, Mary Perkins, is a member of the NCOSS Board (also Vice President).
- Senior policy officer, Paula Rix, is a member of the Tenants Union of NSW Board (also Vice President).
- Shelter participates in the meetings and activities of the Western Sydney Housing Coalition.
- Shelter liaises regularly (as need arises) with the Tenants' Union of NSW and the Welfare Rights Centre – particularly on the policy implications of individual household experience
- Shelter has been a member of the NSW Homelessness Community Alliance.
- We also participate in the COTA Affordable Housing Working Group, and the RDA/NCOSS working group on shared-equity homeownership, which we chair.
- In addition to these relationships within the community welfare world Shelter liaises regularly with key academics and research centres.
- Twice in the last year the Reserve Bank met with us as part of their program of information gathering and opinion seeking.

**We also contribute to the operations of National Shelter**

- Shelter NSW engages with national housing policy through its membership of National Shelter
- We currently host the National Shelter Chairperson.
- We support the National Shelter web-site and the National Shelter e bulletin.
- Through membership of the National Council, we contribute to the national housing policy development and advocacy.

## A new working arrangement with other peaks working on housing and homelessness

- A significant development in our partnerships this year was to formalise relationships and maximise collaboration between Shelter NSW and other key peak NGOs working on housing and homelessness - Homelessness NSW, Tenants Union of NSW, NSW Federation of Housing Associations and Council of Social Service of NSW.
- A document describing each organisations unique role and areas of responsibility has been developed and discussed with Housing NSW.
- We aim to explore the ways we can use the information arising from different viewpoints and roles in order to strengthen our overall advocacy.



# Report on activities continued

## 2. Community education

This area of our work contributes to better community awareness and understanding of housing policy issues.

### 2.1 Conferences/seminars

#### **We present a one day conference on a major policy issue**

The conference, Private Rental Housing as a Solution, was held in April. It explored whether it is possible to rely on the private market as social housing responses are cut back.. The presentations from the conference are available on the web-site. Three articles on the material presented at the conference have been included in the June edition of *Around the House*.

#### **Shelter staff present at conferences/seminars, workshops and community meetings**

Throughout the year we presented at:

- an Australasian Housing Institute seminar, 'Engaging tenants to build great communities,' (with Jon Eastgate) on Shelter research project case study
- a forum organised by the Western Sydney housing forum to discuss the potential for housing supply and affordability of a second airport at Badgery's Creek.
- a meeting of Glebe residents and service providers on social housing
- welfare teachers at Sydney TAFE
- the Eastern suburbs child & family network on the private rental market
- Community Housing & Charities forum in Melbourne on the state of affordable housing
- National NDIS forum in Canberra, again on the housing system

### 2.2 Community education and training workshops

#### **We held 4 community education workshops for social housing tenant groups or community sector agencies**

Throughout the year we delivered:

- 'How the housing system works' workshop, to 15 tenant advocacy and advice program workers, hosted by the Tenants Union of NSW;
- a shortened version of Shelter's community education workshop on housing policy issues for the Inner Sydney Tenants' Advice and Advocacy Service's Housing Clinic at Redfern Legal Centre;
- 'How the housing system works' to community workers (including NDIS workers) in Newcastle. An additional session on Housing Pathways was delivered by Compass staff in the afternoon;
- 'Understanding the Australian Housing System' workshop to the NSW Disability Network Forum.

#### **For the fifth year, we held the short course on 'housing economics for non-economists'**

- This year there were 47 registrations, the highest ever. The four lectures were by Professor Richard Krever, Professor Peter Phibbs, Honorary Associate Professor Judith Yates and Dr Ben Spiers-Butcher. The presentations by the four lecturers are now on the web-site.

#### **We conduct information forums on housing assistance products, for community workers in NGOs working with culturally and linguistically diverse communities**

- Shelter staff collaborated with FACS-HNSW staff in programing, promotion and organisation of two Multicultural Housing Assistance Seminars in Ashfield in May and Liverpool in June2. A Shelter staff member facilitated both forums.



**Provide briefing to inner Sydney social housing tenants about their housing and heritage (follow on from Shelter project in 2012-13)**

- In November we held a briefing for public-housing tenants and residents in inner Sydney, following from the publication of our Shelter Brief on *Heritage and Social Housing: Implications for repairs, maintenance, modifications and redevelopments*.

## 2.3 Information

**We produce our quarterly newsletter, *Around the House***

- Our quarterly journal provides readers with analysis of housing issues and housing news. It is mailed in hard copy to 225 subscribers – but over 12 months, each issue is downloaded over 3,000 times.
- Over the year the journal has covered a wide spread of housing issues, including: Introductory thoughts from both the new DG and the new Minister; state and federal budgets; decision on homelessness service funding; social investment; Millers Point; what tenants in the private rental market face; challenges for private rental sector; housing and the NDIS; 18 years of Housing appeals; Urban Activation Precincts; redeveloping public housing; strata reform; the end of the Housing Supply Council; institutional finance for affordable housing; the housing tax challenge; sharing planning uplift for affordable housing; the Planning Bill; heritage and public tenants; the Audit Office report on social housing; residential parks legislation; housing stress and caring; and service delivery to Aboriginal people.

**We also produce a Shelter e-Bulletin**

- The e-bulletins provide a short summary of recent events and the latest Shelter activities and products. They are sent to 1,080 subscribers. This is a 17% increase over the previous 12 months. Six issues were produced this year.

**We maintain comprehensive housing factsheets on the web-site**

- We have three core factsheets – the NSW housing factsheet, Housing Australia factsheet and a housing terms factsheet. These were all updated as new data became available. Updating the national factsheets was transferred to Shelter WA in November and the updated national factsheet is on both ours and National Shelter's web sites.
- This year we also added information for the federal election – housing stress by electorate in NSW & Australia (with 1,775 downloads and 2,265 respectively) and a key issues leaflet
- We initiated a special new series of urban issues fact sheets. These particularly explain housing related terms used in urban policy.

**We increased our use of social media**

- We have made regular use of both our Facebook page and Twitter over the past year. While there is still a long way to go, we have increased our following/friends with 530 Facebook friends and 190 Twitter followers..
- Our web-site has also been regularly updated with all new publications and events. Last year it received 11,487 hits, made up of 8,686 unique visitors and 3,044 return visitors.



# Report on activities continued

## 3. Governance and management

This area of our work is intended to create a dynamic organisation capable of achieving its externally-focussed objectives.

### 3.1 Strategic management

- This year the board reviewed the effectiveness of the modified governance structures, adopted following the governance review of 2011-12. A smaller Board was elected in November 2013
- Following a self-assessment survey, the Board concluded that it was happy with the changes; and agreed that it would review its operations again in 12 months.
- The Board considered reports against the risk management framework
- Shelter's current Strategic plan expires in June 2015. The Board has commenced its thinking about the next strategic plan and has committed to a process involving discussions with a number of external stakeholders.

### 3.2 Information and communication technologies

- We continued the implementation of the new contact management system have received training. A user manual is has been completed.
- Developing appropriate service measures for office/ administrative/ operational management systems has been carried over from 2012-13. A review of Shelter's administrative and operational management systems was completed. This identified performance measures mainly applicable to Shelter's Administrator.
- We now need to develop higher-level measures applicable to the organisation and consistent with Shelter's evaluation framework.

### 3.3 Human resources

- We have continued to monitor the implementation of the decision of Fair Work Australia on the 'equal remuneration' case.
- Shelter's wages were adjusted in July in accordance with its EBA and the Board decision. Shelter's wage scale is above the award.
- Staff have taken up a number of training and development opportunities; both courses and conference attendance.



# Publications

## Research/issues papers

Shelter produces three series of such papers: Shelter Briefs, authored by an external researcher, Shelter Updates, which provide the latest information or analysis of current housing issues. From time to time, Shelter also produces reports jointly with other agencies.

*NSW Budget 2013-14.* Shelter Update, July 2013

*Capital value uplift and affordable housing.* Shelter Update, November 2013

*Financing housing assistance: information from state government agencies' financial reports.* Shelter Update, December 2013

Hamilton, C. *Social impact investment and housing.* Shelter Brief No. 55. June 2013

*Tenancy management issues for public housing tenants whose homes are transferred to non-government housing providers: recent research findings.* Shelter Update, January 2014

*The Impact of rent assistance on housing affordability for low-income renters NSW.* Welfare Rights centre & Shelter NSW, March 2014

Martin, C. *Heritage and social housing.* Shelter Brief No 54. November 2013.

*Affordable housing provisions – what were they?* Information sheet on amendments to the Planning Bill 2013, January 2014

*What is inclusionary housing?* Information sheet on amendments to the Planning Bill 2013, January 2014

*Let there be affordable housing?* Information sheet on amendments to the Planning Bill 2013, January 2014

*What happens now?* Information sheet on amendments to the Planning Bill 2013, January 2014

*Urban activation precincts.* Shelter Update. February 2014

## Submissions

*Inquiry into Social, Public and Affordable Housing.* Submission to the Select Committee of the Legislative Council from Shelter NSW. February 2014

*Draft Strata Schemes Development Bill 2014 (NSW) – Part 10 Strata Renewal Process for Freehold Strata Schemes.* Comments to Land and Property Information, April 2014

## Newsletter

*Around the House,* No. 94, September 2013

*Around the House,* No. 95, December 2013

*Around the House,* No. 96, March 2014

*Around the House – special Millers Point supplement,* March 2014

*Around the House,* No. 97, June 2014

Fact sheets

Australian for Affordable Housing, *NSW electorates ranked by housing stress,* August 2013

*NSW housing: a factsheet* (updated 30 June, 2014)

*What is inclusionary housing? – short summary,* June 2014

*What is inclusionary housing? – longer discussion,* June 2014

*Urban policy terms factsheet,* June 2013



# Organisational members

- ABI Services NSW
- Ability Options
- Alpha House Artist Co-Op
- Alt Beatty Consulting
- Anglicare North Coast - Community Housing
- Argyle Community Housing
- Assistance With Care and Housing for the Aged, Benevolent Society
- B Miles Women's Housing Scheme
- Baptist Community Services - NSW & ACT
- Barnardos Australia
- Bellinger River And Neighbourhood Housing Cooperative
- Bobby Goldsmith Foundation
- Bridge Housing Ltd
- Broken Hill Youth Accommodation & Support Service Inc
- Burdekin Association
- Byron Emergency Accommodation Project Inc
- Catholic Community Services
- CatholicCare Diocese of Broken Bay
- Central Coast Tenants Advice & Advocacy Service
- Churches Housing Inc.
- City West Housing Pty Ltd
- Coast Shelter
- Combined Pensioners & Superannuants Association of NSW
- Common Equity NSW
- Community Restorative Centre
- Compass Housing Services
- Domestic Violence NSW
- Eastern Area Tenants Service
- Ecclesia Housing
- Ecoblue Developments
- Erin's Place
- Essie Women's Refuge
- Evolve Housing
- HammondCare
- Hastings/Mackay Housing Support
- Homelessness NSW
- Homes North Community Housing
- Homes Out West
- Hume Community Housing Association
- Hunter Tenants Advice & Advocacy Service
- Illawarra Forum
- Illawarra Legal Centre
- Inner South West Community Development Organisation
- Inner Sydney RCSD
- Inner West Tenant Service
- Inspiration House Services
- Katoomba Neighbourhood Centre
- Kooloora Community Centre
- Marian Centre
- Mid Coast Communities
- Mid Coast Tenants Advice Service
- Mission Australia Accommodation And Support Service
- Molonglo Women & Children's Services
- Multicultural Disability Advocacy Association of NSW
- Murra Mia Tenant Advice & Advocacy Service
- Nambucca Valley Community Services Council
- Neami Ltd
- Nepean Youth Accommodation Service
- Newtown Neighbourhood Centre
- North Coast Community Housing Company
- Northern Rivers Community Legal Centre
- NorWest Lincs
- NSW Community Housing Tenant Network
- NSW Federation Of Housing Associations
- Older Persons Tenants Service
- Older Women's Network NSW
- On Track Community Programs Ltd
- Pacific Link Community Housing Association



Pam's Place  
Park And Village Service  
Parramatta City Council  
People With Disability Australia  
Randwick City Council  
Riverwood Community Centre  
Salvation Army Australia, Eastern Territory  
SGCH  
Shire Community Service  
South West Women's Housing  
Southern Riverina Youth Support Services Inc  
St George Migrant Resource Centre  
St Vincent De Paul Society NSW Support Services  
STARTTS  
Sutherland Shire Area Tenants' Council  
Tenants Union of NSW  
The Benevolent Society  
The Housing Trust  
UnitingCare Children, Young People and Families  
UnitingCare NSW/ACT  
Verto Ltd  
Vinnies Youth Housing Macarthur  
Wentworth Community Housing  
Wesley Mission  
Western Housing For Youth  
Western Sydney Community Forum  
WESTIR  
Wollongong Women's Housing  
Women's Community Shelters  
Women's Housing Company  
Yfoundations  
YWCA NSW

There also 61 individual members



# **SHELTER NSW**

ABN 95 942 688 134

## **FINANCIAL REPORT**

**For the year ended 30 June 2014**

Prepared by  
**Churton Kelly**  
PO Box 1134  
ROSEBERY NSW 1445

# SHELTER NSW

ABN 95 942 688 134

## FINANCIAL REPORT

### Contents

	<u>Page</u>
Income Statement	2
Balance Sheet	3
Notes To Financial Statement	4
Directors' Declaration	7
Audit Report	10

**SHELTER NSW**  
**ABN 95 942 688 134**  
**INCOME STATEMENT**  
**For the year ended 30 June 2014**

	Note	2014 \$	2013 \$
Revenue	2	601,091	584,282
Gross surplus		601,091	584,282
Office maintenance expenses	3	(20,156)	(9,083)
Administrative expenses	4	(66,890)	(77,357)
Travel and Training Expenses	5	(10,490)	(9,179)
Other operating expenses	6	(50,063)	(59,457)
Personnel expenses	7	(530,546)	(500,072)
Other income	8	74,875	67,842
<b>DEFICIT FROM ORDINARY ACTIVITIES</b>		<b>(2,180)</b>	<b>(3,023)</b>
Retained surplus at the beginning of the financial year		42,969	45,992
<b>TOTAL AVAILABLE FOR APPROPRIATION</b>		<b>40,790</b>	<b>42,969</b>

The accompanying notes form part of these financial statements.  
These statements should be read in conjunction with the attached audit report.

**SHELTER NSW**  
 ABN 95 942 688 134  
**BALANCE SHEET**  
 As at 30 June 2014

	Note	2014 \$	2013 \$
<b>CURRENT ASSETS</b>			
Receivables	9	1,542	336,173
Cash assets	10	769,788	380,723
Other assets	11	2,868	2,765
<b>TOTAL CURRENT ASSETS</b>		<b>774,198</b>	<b>719,661</b>
<b>TOTAL ASSETS</b>		<b>774,198</b>	<b>719,661</b>
<b>CURRENT LIABILITIES</b>			
Payables	12	361,425	357,362
Interest bearing liabilities	13	-	1,018
Provisions	14	193,070	157,833
Personnel-related items	15	14,982	14,045
Tax liabilities	16	28,230	25,200
<b>TOTAL CURRENT LIABILITIES</b>		<b>597,708</b>	<b>555,458</b>
<b>TOTAL LIABILITIES</b>		<b>597,708</b>	<b>555,458</b>
<b>NET ASSETS</b>		<b>176,490</b>	<b>164,203</b>
<b>EQUITY</b>			
Reserves	17	135,700	121,234
Accumulated surplus		40,790	42,969
<b>TOTAL EQUITY</b>		<b>176,490</b>	<b>164,203</b>

The accompanying notes form part of these financial statements.  
 These statements should be read in conjunction with the attached audit report.

**SHELTER NSW**  
 ABN 95 942 688 134  
**NOTES TO THE FINANCIAL STATEMENTS**  
 For the year ended 30 June 2014

2014                      2013  
 \$                                      \$

**NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

- a. This financial report is a special purpose financial report prepared for use by board and members of the association. The directors have determined that the association is not a reporting entity.

The financial report has been prepared in accordance with the requirements of the following Australian Accounting Standards:

AASB 1031: Materiality  
 AASB 110: Events Occurring After Reporting Date

No other Australian Accounting Standards, Urgent Issues Group Consensus Views or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report is prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following specific accounting policy, which is consistent with the previous period unless otherwise stated, has been adopted in the preparation of this report:

- b. **Property, Plant and Equipment**  
 Expenditure on Plant & Equipment is recognised as an expense in the Income Statement. This is consistent with the conditions of the funding agreement with the Department of Housing.

**NOTE 2: REVENUE**

Grant Income	601,091	584,282
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**NOTE 3: OFFICE MAINTENANCE EXPENSES**

Electricity	2,728	2,797
Insurance	6,283	6,287
Repairs and maintenance	11,145	-
	20,156	9,083

**NOTE 4: ADMINISTRATIVE EXPENSES**

Accounting fees	18,140	19,039
Audit Fees	3,900	3,300
Bank charges	670	511
Computer expenses	829	8,999
Conference/Seminars Costs	3,220	6,056
Dues and subscriptions	7,454	8,210
Equipment Replacements	990	2,522
Filing Fees	52	94

These notes should be read in conjunction with the attached audit report.

**SHELTER NSW**  
 ABN 95 942 688 134  
**NOTES TO THE FINANCIAL STATEMENTS**  
 For the year ended 30 June 2014

	2014	2013
	\$	\$
Interest	137	324
Internet Access & Hosting	3,394	5,511
Meeting Expenses	7,297	1,935
Postage	2,081	1,792
Printing and stationery	6,963	8,321
Project Expenses	5,797	4,258
Telephone	5,966	6,484
	<u>66,890</u>	<u>77,357</u>
<b>NOTE 5: OTHER OPERATING EXPENSES</b>		
Advertising	692	3,367
Travel	9,798	5,812
	<u>10,490</u>	<u>9,179</u>
<b>NOTE 6: OTHER OPERATING EXPENSES</b>		
Merchant fees	491	570
Rent	37,312	36,373
Sundry expenses	12,259	22,514
	<u>50,063</u>	<u>59,457</u>
<b>NOTE 7: PERSONNEL EXPENSES</b>		
Consultant services	40,196	47,117
Contractors and sub-contractors	7,759	14,454
Staff Costs	482,591	438,502
	<u>530,546</u>	<u>500,072</u>
<b>NOTE 8: OTHER INCOME</b>		
Seminars & Conference Income	27,413	21,424
Membership Income	14,466	13,938
Donations Received	3,636	2,004
Publications Sales	-	955
Interest received	10,511	21,868
Miscellaneous Income	18,849	7,655
	<u>74,875</u>	<u>67,842</u>
<b>NOTE 9: RECEIVABLES</b>		
Sundry debtors	772	-
Trade debtors	770	336,173
	<u>1,542</u>	<u>336,173</u>
<b>NOTE 10: CASH ASSETS</b>		
Petty cash	116	44

These notes should be read in conjunction with the attached audit report.

**SHELTER NSW**  
 ABN 95 942 688 134  
**NOTES TO THE FINANCIAL STATEMENTS**  
 For the year ended 30 June 2014

	2014 \$	2013 \$
Ind Cheque Account 7801	60,879	189,231
No 1 Cheque Account 7713	468,967	17,418
CBA Term Deposit	70,797	5,000
CBA Term Deposit	169,030	169,030
	<u>769,788</u>	<u>380,723</u>
<b>NOTE 11: OTHER ASSETS</b>		
Prepayments	2,668	2,565
Deposit paid	200	200
	<u>2,868</u>	<u>2,765</u>
<b>NOTE 12: PAYABLES</b>		
Trade creditors	4,202	1,446
Credit Card Clearing	2,916	45
Grants in Advance	309,844	301,455
Membership in Advance	5,799	5,942
Sundry creditors	38,664	48,476
	<u>361,425</u>	<u>357,362</u>
<b>NOTE 13: INTEREST BEARING LIABILITIES</b>		
Cash in transit	-	1,018
<b>NOTE 14: PROVISIONS</b>		
Employee entitlements	159,013	126,779
Provision for relief staff	34,058	31,054
	<u>193,070</u>	<u>157,833</u>
<b>NOTE 15: PERSONNEL-RELATED ITEMS</b>		
PAYG withholding payable	6,160	9,810
Superannuation payable	8,822	4,235
	<u>14,982</u>	<u>14,045</u>
<b>NOTE 16: TAX LIABILITIES</b>		
GST collected	34,355	32,407
GST paid	(6,124)	(7,206)
	<u>28,230</u>	<u>25,200</u>
<b>NOTE 17: RESERVES</b>		
General reserve	135,700	121,234

These notes should be read in conjunction with the attached audit report.

**SHELTER NSW**

ABN 95 942 688 134

**STATEMENT BY THE MEMBERS OF THE BOARD**

**For the year ended 30/06/2014**

The Board has determined that the association is not a reporting entity.

The Board has determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the Board the accompanying accounts:

1. Presents fairly the financial position of SHELTER NSW as at 30/06/2014 and the results and cash flows of the association for the year ended on that date in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements.
2. 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.

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



Julie Hourigan Ruse  
Chairperson



Lucy Burgmans  
Treasurer

Dated : 16/10/2014

## SHELTER NSW

ABN 95 942 688 134

### BOARD'S REPORT

For the year ended 30/06/2014

Your Board members submit the financial accounts of the SHELTER NSW for the financial year ended 30/06/2014

#### Board Members

The names of the Board members as at the date of this report are:

Julie Hourigan Ruse	Chairperson
Karen Walsh	Secretary
Lucy Burgmann	Treasurer
Trish Evans	
Digby Hughes	
Garry Mallard	
Sue Cripps	
Leo Patterson Ross	
Ben Spiers-Butcher	

#### Principal Activities

The principal activities of the Association during the year were: advocacy on behalf of low income housing consumers; production of housing newsletters; liaison with State and Federal housing authorities; participation in consultation on housing agreements and housing issues generally.

#### Significant Changes

There were no significant changes in the nature of the activities undertaken by the association during the year.

#### Operating Result

The surplus/(deficit) amounted to:

Year ended	Year ended
30/06/2014	30/06/2013
(\$2,180)	(\$3,023)

Signed in accordance with a resolution of the Members of the Board

  
\_\_\_\_\_  
Julie Hourigan Ruse

  
\_\_\_\_\_  
Lucy Burgmann

**SHELTER NSW**  
ABN 95 942 688 134

**INDEPENDENT AUDIT REPORT TO THE MEMBERS**

***Report on the financial report***

We have audited the accompanying financial report of SHELTER NSW, which comprises the balance sheet as at 30/06/2014 and the Profit & Loss statement for the year then ended, a summary of significant accounting policies and other explanatory notes which appear on pages numbered 2 - 6 of the financial report

***The responsibility of the Committee for the financial report***

The Committee is responsible for the preparation and fair presentation of the financial report. This 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. The Committee has determined that the accounting policies used and described in Note 1 to the financial statements which form part of the financial report are consistent with the financial reporting requirements of the Association Incorporation Act and are appropriate to meet the needs of the members and the Department of Housing (the "specified users").

***Auditor's responsibility***

Our responsibility is to express an opinion on the financial report based on our audit. The financial statements have been prepared for the purpose of fulfilling the requirements of the specified users. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates for any other purpose than that for which it has been prepared.

We conducted our 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 that 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 the accounting policies used and the reasonableness of accounting estimates made by [those charged with governance], as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

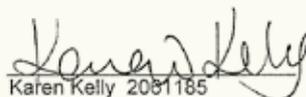
***Independence***

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

***Auditor's opinion***

In our opinion the financial report, in all material respects, presents fairly the financial position of SHELTER NSW as at 30/06/2014 and the results of its operations and cash flows for the year then ended in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements (including the Australian accounting Interpretations).

Auditor

  
Karen Kelly 2081185

PO Box 1134  
ROSEBERY NSW 1445

Dated : 16/10/2014

**CHURTON KELLY**

**CERTIFIED PRACTISING ACCOUNTANTS**

Suite 206, 414 Gardeners Rd, Rosebery NSW 2018 Tel: (02) 8070 9301 Fax: (02) 8339 1473 ABN: 59 100 723 055

Page 9  
Liability limited by a scheme approved under Professional Standards Legislation

