

# Shelter Tasmania



annual report  
**2005**



[www.shelertas.org.au](http://www.shelertas.org.au)

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*Housing: A key to well-being*

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Executive Officer

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## Who is Shelter

*Shelter Tasmania is an independent community organisation committed to the principle of accessible, affordable, appropriate and secure housing for every person and the elimination of homelessness.*

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## About Shelter

Shelter Tasmania has existed as the peak body for housing and housing related issues in Tasmania since 1975. In that time, Shelter has played a leading role in the development of the social housing sector and ensuring that both government and community hear and respond to the housing needs and experiences of low income and disadvantaged Tasmanians.

While the work of Shelter has adapted to changing times its fundamental purpose — to promote a fair, just and equitable housing system for all — has not and will not change.

Shelter represents organisations from a range of housing and supported accommodation services, tenant groups, community organisations and individuals interested in housing. The Council of Homeless Persons (Tasmania) is a subcommittee of Shelter.

Shelter aims to provide an effective Tasmanian voice on housing and related issues by fulfilling the following objectives:

- To promote and maintain the right of every person to access affordable, safe and secure long term housing that they identify as appropriate to their needs.
- To promote and maintain the right of every person to housing of a quality which enhances people's health, well-being, dignity and life opportunities.
- To promote the benefits of public and community housing in the community and across all levels of government.
- To publish, research, collect and disseminate information on matters relating to the provision of housing, particularly for people on low to moderate incomes.
- To create opportunities to support, establish, resource and co-ordinate non-government organisations and agencies with similar interests and objectives to the Association.
- To promote opportunities for members of the community to access housing provision free from discrimination because of age, gender, ethnicity, health status or disability.
- To promote and support consumer and community participation in decision making in relation to their housing and to promote access to avenues of appeal across all housing tenures.
- To provide a structure that enables the members to inform policy development in a manner that is consistent with the objectives and vision of the Association and also reflects the needs of homeless people who live in poverty and/or on low incomes.

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# Management Committee & Staff

## Shelter Tasmania Management Committee (including the Executive) 2004-2005

### **CHAIR**

Gary Bennett - Bethlehem House Men's Shelter

### **VICE CHAIR**

Jenny Bertram – Magnolia Place Launceston Women's Shelter

Suzanne Fisher– Hobart City Mission

### **TREASURER**

Judy Munday - Tasmanian University Housing

### **SECRETARY**

Andy Witt - Centacare South

### **PUBLIC OFFICER**

Leo Foley - Individual

Cinnamon Wadley - Karinya Young Womyn's Refuge

Maurice Dawe resigned /replaced by– Keith McCoy, Centacare North

Phil Hammond - Anglicare North

Maree Fudge– Colony 47

Jeni Shegan Hobart Women's Shelter

## Shelter Tasmania Staff 2003-2004

### **EXECUTIVE OFFICER**

Pattie Chugg (1 FTE)

### **ADMINISTRATION/COMMUNICATIONS**

Therese Bromfield till April 2005 (maternity leave) replaced by Kate Ambler (.4 FTE)

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# Chair's Report

**I would like to welcome everyone to the Annual General Meeting. This has been my first year as Chairman of Shelter Tasmania. It has been an extremely busy year for Shelter as we continue to grapple with the issue of affordable housing. Statistics are showing that the number of people living in housing stress is increasing. Community Sector Organisations working with homeless people have informed us that they have all experienced an increase in demand.**

I would like to express my sincere appreciation to all the work carried out by our Executive Officer, Pattie Chugg, who continues to advocate passionately for the people Shelter represents. Pattie sits on a number of Committees and Groups including the TASCOS Board, SAAP Industry Reference Group and the Affordable Housing Strategy Reference Group. Pattie has really placed Shelter Tasmania on the map and is regarded as a respected spokesperson on affordable housing. Shelter's membership continues to rise and I believe that Pattie's active participation in the Community is a key factor.

I would also like to take this opportunity to thank Therese Bromfield and Kate Ambler for the administrative and membership role they have performed this past year. They have provided valuable assistance to Pattie.

During the course of the past year we have held a number of Management Committee Meetings at Ross and these have been well attended by Committee members. It is particularly pleasing to be able to discuss issues on a Statewide basis and the contribution made by both Northern and Southern Committee members is extremely valuable.

In the coming year we are intending to look at options on how we can better service the North-West which will then give us a total Statewide representation.

There are many challenges ahead and Shelter must continue to play a key role in monitoring the Government's Affordable Housing Strategy. Whilst we welcomed the Premier's announcement of the establishment of a Community Housing Trust, this must only be part of an overall strategy. There is an urgent need for more public housing and more assistance to people buying or renting privately.

As stated by my predecessor we need a real commitment from Government that public housing will be at least 6% of all housing in Tasmania. For this to succeed Housing Tasmania must continue an active capital building program.

I believe also that the Government must seriously look at the State Housing debt. Housing Tasmania receives \$22M under the Commonwealth State Housing Agreement, (CSHA) and \$17M of this money is returned to service the outstanding debt of approximately \$260M. In the present economic climate and with the State Government debt free I believe the time is right for this issue to be addressed in order to free up more money to build houses.

In closing, I would like to express my appreciation to all members of the Shelter Tasmania Management Committee for their ongoing commitment and support during this past year as we all strive to ensure that every Tasmanian has access to safe, secure and affordable housing.

Regards  
Gary Bennett  
Chair 2005

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## Northern Management Committee Members

Northern Regional Shelter Management Committee (SMC) members are approaching a third year of involvement at committee level. Our contingent currently incorporates representatives from Supported Accommodation Assistance Program (SAAP) agencies in Launceston. In the course of our everyday work through these services we are involved primarily in direct or face to face work with homeless people, some of whom present with a range of high and complex needs. Our work often involves supporting people who find themselves in acute (sometimes chronic) stages of homeless or housing stress. Our services support people through emergency and transitional phases towards more stabilized and permanent accommodation outcomes. While this work is often extremely demanding, less intensive but still important support is also offered on a more ongoing basis as required.

With regard to the northern scene (similarly throughout the state) the situation faced by the homeless (and at risk) people our services support is directly related to (amongst other things) the ongoing housing crisis in Tasmania. This crisis has been serious for an extended period and unfortunately continues to grow in intensity. Paradoxically, the recent housing boom and economic development experienced in Tasmania has most certainly not translated into much in terms of affordable housing options for people whose incomes are on the lower end of the spectrum. Indeed, it could be argued the boom has actually generated ever increasing levels of homelessness and associated housing stress.

Although northern members are engaged principally with more direct work around homelessness and housing as outlined here, we welcome the opportunity to be involved in relevant change at a more structural level through our management committee membership. Our association with Shelter Tas, assists us to improve in terms of our understanding and familiarisation with homelessness and housing at a political level and also provides a useful forum for us to input into broader change. Monitoring the development and implementation of the Affordable Housing Strategy (AHS) has been a constant agenda item over the last twelve months.

With regard to the housing crisis in the north, we notice little hope in sight in terms of determined political commitment by the State Government to act in any ongoing or thorough way. Their hope of engaging or leveraging the private investment in this area has been recently abandoned by the AHS Master Partner (Macquarie Bank) as an unworkable project in Tasmania. Public Housing waiting lists remain at constantly high levels and have not been noticeably reduced by the AHS, a disappointing situation noticed by the recent Auditor General's Report (2005). What is required right now is an increase in available, affordable and appropriate rental properties. The notion of government assistance for low income people towards home ownership has recently been flagged by the State Government and will go some way towards alleviating the overall situation. However the lack of significant and sustained funding for affordable rental

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accommodation remains absolutely essential.

The recent partnership of peak social service agencies (Affordable Housing Crisis Coalition) including Shelter Tas, highlights the real urgency and need for strong and determined advocacy not only in the north but across the whole of the state. It is very encouraging for northern members to see the single-minded and prominent level of support this coalition represents.

Northern members agree, a little more optimistically, that some positive outcomes of the AHS (stage one) have been achieved. Perhaps most exciting has been the purchase of a boarding house in Launceston (approx 30 beds). Refurbishments will hopefully begin soon. The North West region has already purchased and begun operating a boarding house in Burnie. Launceston has two tenancy support workers (North West has one) providing primarily information and referrals with regard to the private rental options. Expanded Private Rental Support (PRSS) now provides an important and significant increase in the level of assistance people can be eligible for.

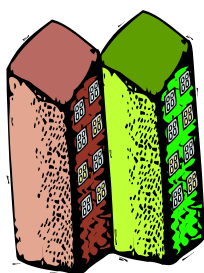
It has been disappointing to notice over the last few months increasing numbers of people in the north who have had their public housing applications suspended, some for up to 12 month periods. Suspension means applicants are not on the waiting list. This has been for us an unwelcome development of the AHS in terms of the increased stress and homelessness experienced by families in

particular, and is likely to translate into more chronic periods of homelessness. Families with suspended applications have already attracted the attention of Child and Family Service and their involvement is likely to increase

As outlined above, the housing crisis is increasingly difficult for people on low incomes, and particularly so for those with high and complex needs. Northern services and support workers feel this pressure keenly also. Nevertheless, northern members are positive about the opportunities provided by Shelter Management Committee involvement to feed into change. We are also pleased to mention in our report the constant effort by Pattie Chugg and other executive members. Their work deserves congratulations. Without such commitment Shelter Tas would have a very different profile and level of energy. We look forward to continued participation in the future.



Phil Hammond  
On behalf of  
Northern Committee Members 2005

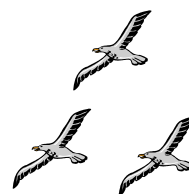


## STAINFORTH COURT

### Resident Action Group

Unit 44 Stainforth Court New Town Tasmania 7008

Phone: 03 6228 5782



This year is the 11<sup>th</sup> year for Stainforth Court Residents Action Group (SCRAG) making it the oldest and longest running public tenants group in Tasmania. Stainforth Court is located in the Hobart suburb of New Town and has 85 units in 4 multi-storey blocks. The tenants group was formed in 1994 due to the considerable concerns that they had with maintenance, as well as other problems about some tenants' behaviour. This led to some concerned tenants calling a meeting with the then Director of the Department of Housing and maintenance supervisors. At the meeting the tenants presented a list of concerns and from this it was decided to form a tenant participation group.

Over the years the tenants have organised different events and activities, all of which have been successful. SCRAG has since the start been a member of Shelter Tasmania and looks to Shelter to represent them on many occasions and advocate on their behalf. Shelter has also helped SCRAG with funding applications and providing an auspice body for small grants. SCRAG has input into Shelter through regular meetings and participation in consultations and surveys. SCRAG still meets every last Tuesday on a bi monthly basis to discuss coming events and issues that may concern the tenants in attendance.

### Events for the Last Year

Stainforth now has a great meeting room, kitchen and pay-as-you-go laundry. This is where the activities for the tenants mostly happen. Last year we also obtained a computer and printer with the help of Shelter. This has allowed us to write up our meeting minutes and anything else we need to write up.

SCRAG has established a regular coffee and chat morning on Mondays; there is a small charge for a range of eats and drinks. On this day we also have Sandy, the Community Officer from Centrelink, visiting and helping people with information and sorting out any problems with their Newstart of Disability payments. Occasionally weather permitting, we might also have some sporting activities such as a game of cricket.

Each year we hold a Christmas BBQ and also collect for a Christmas Hamper. These been successful and popular with the tenants over the past year. We now have a new portable BBQ so we can hold our BBQs in our new Community Garden. The old BBQ area is still used by tenant's, especially when the weather gets warmer, and particularly for those who enjoy having a few beers.

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For the past 12 months we have Kerri from Richmond Fellowship and Mary from Peacock Centre visiting on Wednesday afternoon for 2 hours as part of the positive living programme. They provide afternoon tea and play scrabble and other games with the tenants and listen to any problem they may have. The tenants look forward to these visits and have now established a good relationship with them.

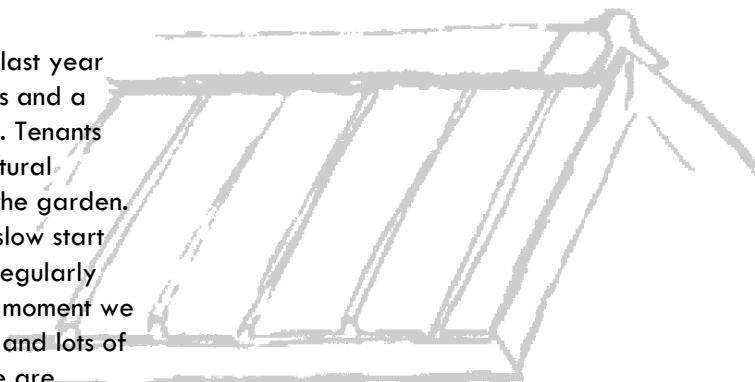
## Community

The Garden was established last year with the help of TAFE Students and a grant from Housing Tasmania. Tenants worked with the TAFE horticultural students to design and build the garden. Even though this got off to a slow start we now have 5 tenants who regularly look after the garden. At the moment we have broad beans, tomatoes and lots of different salad plants and we are looking forward to the strawberry and raspberries for summer. We also have apples, pears, plum and lemons planted and a couple of olive trees. We share the produce from the garden amongst

the tenants.

Looking back the past year has been quite but a successful one. The tenants group makes a difference to living at Stainforth and the regular get togethers by those who want to participate with the option for others to join in any time. We look forward to the year ahead and working with old and new tenants and Shelter.

Maureen Smith  
Chair  
Stainforth Court Tenants Action Group





## Council to Homeless Persons Australia

**In 1999 the Council of Homeless Persons Tasmania became a sub-committee of Shelter Tasmania. This was to ensure retention of a Tasmanian voice and on-going dialogue on homeless issues. Shelter has reworked the constitution so that it includes objectives that reflect the needs of people who are homeless. Representatives from each State and Territory meet twice per year to discuss common issues relating to homelessness. CHP is part of the Australian Federation of Homelessness organisations (AFHO).**

In May 2005 I attended the Council to Homeless Persons Australia, (CHPA) meeting in Melbourne.

Representatives from all States and Territories were present and each jurisdiction presented a report. A consistent theme in all reports highlighted an increase in demand for affordable housing. States and Territories also indicated that Community Sector Organisations are noticing a real increase in the number of clients presenting with high and complex needs, especially mental health.

The representative from the Northern Territory indicated that there was a likelihood that some Agencies would

close or reduce services if there was no significant increase in funding. It was reported that in the previous six months three lodging houses had closed in Western Australia. Western Australia also indicated that there was an increased demand for accommodation for clients with mental health issues and exiting prison.

The representative from South Australia reported a problem with no exit points for crisis clients. This issue is consistent with the majority of States. It was also mentioned that an institution that houses 400 clients with an intellectual disability had closed and there were no exit point arrangements. Limited consultation had occurred with the Community Sector.

In New South Wales the Government has changed their guidelines associated with Public Housing. If you are a public housing tenant and secure employment you will be required to vacate and seek private accommodation. With the uncertainty attached to employment this policy direction is not supported and will create instability. The real concern is the high cost of private rental and what happens if you cease employment. Everyone at the meeting raised concerns that other States may adopt this policy.

The representative from Victoria informed the Meeting that Community Housing is an area of growth but they are not housing people in crisis. It was also pointed out that the Victorian

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Housing Strategy is not effective and that Housing stock needs a lot of improvement.

In summary it is accurate to say that while middle class Australians may benefit from an increase in the value of houses the impact on people on low income is significant and increases their potential to become homeless. Public Housing has become more difficult to access and higher private rentals are out of the reach of many people.

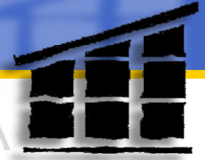
### **CHPA Project Update**

CHPA has undertaken a project to develop a report identifying and critically reviewing models of service delivery for accompanying children in family SAAP services. Agreed that Homelessness NSW/ACT will undertake this research.

The Project will undertake a literature review, identify models of good practice and provide a critical analysis of each model. It is envisaged that the project will provide CHPA with a quality document that will support discussion and planning regarding possible avenues for service development to better support accompanying children in services for homeless families.

It will inform the development of policy for accompanying children in family services, and services for single men with accompanying children.

Gary Bennett  
Shelter Chair  
CHPA Representative Tasmania



## Community Housing Federation of Australia

CHFA is the National Peak Organisation representing the views of community housing providers in Australia. CHFA's purpose is to ensure community housing develops as a viable housing option providing quality-housing services to tenants.

This is achieved through research, public policy development, and advocacy of housing issues to Governments and other key stakeholders. Most importantly, CHFA maintains links with and between housing providers across Australia providing a voice for their interests at the national level.

CHFA is an active participant and member of a number of committees, working parties, and forums including:

- Charities Consultative Committee;
- National Housing Alliance;
- National Standards and Accreditation Council;
- National Awards for excellence Council;
- AHURI Research Panel; and
- National Social Housing Survey Steering Committee;

Shelter Tasmania works closely with CHFA, as the recognised not for profit housing peak for Tasmania. Shelter is responsible for the nomination of three state delegates to CHFA as well as the dissemination of information, provided regular state updates

on the community housing sector in Tasmania, distribution of CHFA newsletters and reports to its membership and participation in regular consultations on community housing.

### CHFA 2004-2005 Highlights

- CHFA's position paper *Our Future in Affordable Housing* was officially launched in Canberra in November 2004. The publication examines the role of the community-housing sector in affordable housing.
- In cooperation with the Australian Tax Office, CHFA developed a brochure for regional and metropolitan community housing providers to use in calculating market rents
- CHFA developed *Putting It Together: A Partnership Kit*. The kit is targeted at community housing providers and potential partners from the developer, building and financial sectors. The kit looks at the nature of partnerships what makes them work, what is needed to attract partners and how to manage a partnership

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- CHFA finalised the research project funded by the Australian Government and several States - *Community Housing-New Partnerships and the Taxation System*. The research investigates the Federal tax implications of various options for the delivery of affordable housing.

### **November 2004 National Members Meeting**

The annual meetings provide a focussed forum for peaks across Australia to discuss, debate and plan action around the most important issues facing the sector.

In 2004 the National Members Meeting canvassed a variety of issues including:

- Regulation, Accreditation and a Code of Practice
- Indigenous housing issues
- Developing dialog with Government on Housing Policy
- Elevating housing on the national policy agenda
- Training development

Community housing and it's future direction and provision is a key plank of the Shelter Housing Platform and Budget Submission each year. Shelter continues to advocate for the importance of increasing the supply of affordable housing and the capacity of the community sector in Tasmania. Community housing offers an opportunity to do both of these and Shelter membership and strong links with CHFA will assist in promoting the growth of community housing across the State.

It is imperative that infrastructure is put in place to enable the community housing sector to grow in a sustainable way. Shelter and CHFA will continue to advocate that this happens.

Kate Gould and Judy Munday  
Shelter management Committee  
CHFA Delegates Tasmania

# Executive Officer's Report

## Overview

2004-5 has been busy for Shelter's Staff and Management Committee dealing with a wide range of ever pressing housing and homelessness issues. As the previous reports have demonstrated Shelters brief is broad, demanding the time and attention of Shelter on many fronts. This means response and participation, from pressing tenant's issues to input into high level State and National Policy. This is against a backdrop of increasing pressure due to the lack of affordable and appropriate housing options for people on low to moderate incomes in Tasmania and Australia.

In fact, housing affordability in Tasmania over the past five years has declined dramatically and at a greater pace than in any other State and Territory. The

Tasmanian Home Loan Affordability Index decreased significantly over the past year. Tasmania is now the third least affordable state, behind NSW and Queensland. Mortgage repayments to income have increased so that housing in Tasmania is now less affordable than Perth or Adelaide.

A greater number of Tasmanians are living in housing stress in the private rental market, with recent projections seeing this increasing and higher than the predicted 20,000 Tasmanians at the start of the Affordable Housing Strategy in December 2003. Tasmania has seen constant rent increases and low vacancy rates in the private rental market.

The tables below compiled by the Housing Industry of Australia show clearly the changes in the rental market.

## Vacancy rates (%)

	Mar.04	Jun.04	Sep.04	Dec.04	Mar.05	Jun.05
Sydney	3.2	3.6	2.8	2.4	2.2	2.5
Melbourne	3.5	3.6	3.7	3.8	2.4	2.6
Brisbane	2.9	2.3	2.7	2.7	1.4	N/A
Adelaide	1.4	1.9	1.9	2.3	1.8	1.8
Perth	3.0	3.3	2.8	2.7	2.6	2.5
Hobart	1.6	2.2	2.2	2.0	2.3	2.2
Darwin	6.9	5.5	3.8	4.1	2.0	1.9
Canberra	3.6	4.3	4.6	5.2	1.7	2.5

Source: REIA

## Median weekly rents - % annual growth

	Mar.04	Jun.04	Sep.04	Dec.04	Mar.05	Jun.05
Sydney	2.0	0.0	0.0	0.0	4.0	4.0
Melbourne	2.2	0.0	0.0	2.3	4.3	4.5
Brisbane	8.9	0.0	0.0	0.0	-2.0	6.7
Adelaide	5.3	5.3	5.1	7.7	10.0	10.0
Perth	4.5	5.1	6.7	6.1	8.1	9.7
Hobart	13.5	13.5	16.2	17.9	9.5	4.8
Darwin	4.2	0.8	10.2	3.8	8.0	14.0
Canberra	11.1	3.6	3.6	3.4	0.0	3.4

Source: REIA

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Against this backdrop Shelter continues to advocate for the importance of affordable and secure housing for all and for a fairer and just housing system. Housing affordability and the sustainability of public housing remains the most critical issues for people on low incomes. This is intensified as private rental and homeownership rise disproportionately in cost to people's incomes. That is why Shelter strongly advocates that 6% of all housing must be social housing.

At the time of writing this report there is uncertainty facing the funding of the second stage of the Affordable Housing Strategy. The AHS was a four year, two phase strategy. The first phase will finish in December 2005. This uncertainty is of great concern across the community sector who deal daily with the rising crisis, due to the lack of affordable housing, and see the cost people pay for not being able to access affordable and appropriate housing. We hope there is better news to report before the end of 2005.

As an organisation Shelter continues to grow and to consolidate its Statewide management structure. The Shelter Management committee of 12, which represent a range of agencies and has expertise in housing and homelessness issues, meets monthly in Ross and provides the strategic direction for the organisation. Our membership continues to increase in numbers and diversity. This is a reflection of our expansion into all regions of the state and strong network of homeless organisations and national peaks. Shelter advocates that a strong housing response is not the only, but a crucial response needed in the

prevention of homelessness.

Our diverse membership and brief is also due to the increased emphasising on affordable housing across housing policy for low income people. This has created a shift and wider definition to encompass all housing types and mechanisms to promote affordable housing, be that public, community housing, private rental, homeownership the planning system to public private partnerships. Shelter welcomes this change and advocates for such an approach for the Tasmanian Affordable Housing Strategy.

It is clear from the Annual Report that Shelter as the only not for profit Housing peak in Tasmania works with, and is supported by and supports a range of local and national peak bodies. This year alone Shelter members supplied. The state delegates for the Community Housing Federation of Australia, The Council of Homeless Persons, the peak contact for the Australiana Federation of Homeless persons and the national delegate for the National Community Housing Forum, along with participating in reviews, funding panels, committees and research projects.

Throughout the year we have communicated with members and the wider community via our newsletter ShelTashortz, distributing regular e-messages as well as a mail out to members. Our new web page has been invaluable in communicating with members and is a reservoir of information for all to access. Access to the site is counted each month and visits and hits increasing with over 75,000 hits in the past year. Take a look at [www.shelertas.org.au](http://www.shelertas.org.au)

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## **An Organised and Planned Shelter**

### **Strategic Direction**

Shelter is now in its 2<sup>nd</sup> year of a three year funding agreement. This year, in line with Shelter's emphasis on accountability and the governance of the organisation, all policy and procedure are currently being review. Shelter publishes on its web site details on the Shelter Management Structure, meeting times, constitution, newsletter and any major submission or reports Shelter produces. Shelter operates under a comprehensive Business Plan based on the 6 key strategic objectives.

### **The key strategic objectives for 2004-5 for Shelter are:**

1. To provide peak representation of housing issues to Government and the community Statewide.
2. To provide a sustainable, high profile and accountable Statewide organisation which has effective linkages within the State and Nationally.
3. To contribute to the development of a comprehensive Tasmanian Affordable Housing Strategy, with emphasises on Tasmania's distinctive socio-economic environment and unique circumstances.
4. To promote and participate in a Tasmanian housing research agenda.
5. To promote housing consumer participation.
6. To raise the profile and awareness of housing issues broadly across all sectors.

### **Key Shelter Activities in 2004-5**

This section will only address the major areas of work that Shelter has undertaken over the past year. In the following

section lists the many other meeting and work Shelter has undertaken over the last year.

### **Affordable Housing Strategy 2004-8 (AHS)**

In 2004-5 Shelter contributed significant resources and time to participate in a range of working groups and consultations in the formulation and implementation of the AHS. The Affordable Housing Strategy (AHS) Stage 1 was launched in December 2003 and was heralded as the biggest social package ever announced by a Tasmanian Government. The Strategy included \$49.8 million in existing funding from the Capital Investment Program (CIP) and \$15 million toward assistance initiatives. This money was allocated to deliver up to 420 new public housing purchases and/or constructions, and also the upgrading of 270 public housing properties along with a wide range of other initiatives. At the end of September 2005 a total of 334 properties have been either purchased or are under contract, and a total of 315 properties have been either upgraded or are under contract to be upgraded.

Over the past year Shelter has participated in the following working groups that all contribute to the Affordable Housing Strategy:

- The Affordable Housing Reference Group
- The Tas Together Housing benchmark working group
- Consortium of Private Landlords
- Private Rental Tenancy Support Service
- Housing Information and Referral Service
- Bond Board
- Capacity building for the Community/

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Affordable Housing sector,  
Master Partner

- Consultative Group
- Evaluation Group – Housing Outcomes.  
Shelter Chair of this group.

The working groups vary in their lifespan and composition. Some have now completed their purpose- such as the Tas Together Benchmarks, Bond Board, Private Tenancy Support Service and the Master Partner Project. While others are still in progress or even yet to start. For instance the Community Capacity Building has yet to be established. Shelter sees this as one of the most important initiatives of the AHS, and have advocated the need for a structured approach to the training and development of the community housing sector in Tasmania and will continue to do so. As we come closer to the end of Stage 1 of the AHS there is still much work to be done. As the Affordable Housing Strategy unfolded in the midst of a real estate boom which saw property cost, including construction, purchasing and a dramatic rise in private rental costs. This context meant that the strategies contained in the Strategy were not able to have the level of impact as anticipated in 2003. But it must be noted that without Stage 1 of the Affordable Housing Strategy, our housing affordability crisis would be much worse.

In August 2005 a review of Stage 1 of the Strategy was undertaken. Participating in the review Shelter stressed the need for Strategy into Stage 2 to continue with an emphasis to keep a capital expenditure program to increase the supply of affordable housing, as well as initiatives to expand the capacity of the community sector. We are currently waiting for the State Government to indicate as to whether Stage 2 will proceed and what level of funding it will

receive. When the AHS was announced it was to be over 4 years. It is very important that the State Government continues to support and fund stage 2 of the AHS.

Shelter continues to keep members informed of the consultations stages and outcomes from the working groups via our meetings, newsletter and Shelter web page. As a peak body Shelter's role is to monitor the implementation stage and offer constructive input and work collaboratively with all parties. As stated, it is currently of great concern across the community sector about the uncertainty surrounding the funding for Stage 2 of the Strategy.

### **Shelter State Budget Submission**

Each year Shelter is committed to the state budget consultation process and formally sends to state Treasury each year a list of recommendations for the State Government to address on housing and homelessness issues. The submission is based on a culmination of our consultation with members and is approved by the management committee. This submission then updates the Shelter Housing Platform and what the key priority for Shelter for that year are.

Shelter Tasmania Budget Submission 2006 focused on 7 key areas with a number of recommendations these include:

- Affordable Housing strategy Stage 2. Shelter called on the Tasmanian Government to allocate \$45 million for stage 2 funding of the AHS with an emphasis on expanding the supply of affordable housing across Tasmania.
- Social Housing: Shelter has been lobbying Government for the last couple of years to maintain social housing at 6% of the total proportion of Tasmanian housing stock.

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- CSHA debt is absorbed by Government into general net debt in order to free up \$17 million for Social Housing.
  - The Tasmanian Government continues to support the extended Private Rental Support Program and that the new Private Rental Support Scheme is extended to cover Community Housing tenants on low incomes.  
At present Community Housing tenants are excluded from accessing the PRSS scheme. Shelter continues to lobby Housing Tasmania to change the PRSS eligibility guidelines.
  - Shelter has also called for a Community Development Worker to be funded and located at Shelter to liaise with housing providers in the community sector and provide options for the new Community Housing Organisation.
  - Shelter has also put on the agenda that a state wide housing standards code be developed in consultation with building industry bodies, local government and non government tenant organisation, and that these standards be incorporated in to Tasmanian Legislation
  - We are also calling for the Tasmanian Government to fund a range of Housing Tasmania strategies with appropriate financial and consumer safe guards to assist low income recipients to access home ownership
  - We would like to see an Improved Planning System, and that the state Government establishes a mechanism for reforming modernising the existing system to promote the building of affordable housing.
  - The Government develop a comprehensive homelessness strategy and services to fill the current gaps in service for people facing housing crisis and homelessness.

A full copy of the Budget Submission and the rationale for the recommendation is available on the Shelter Web site.

## **Partnerships Projects**

### **Home Energy Saving Workshops**

In partnership with the Tasmanian Environment Centre Shelter promoted and gave secretarial support to Train the Trainer in Home Energy Saving for Community Housing Providers. These workshops were held in Hobart in May 2005 and Launceston in June 2005. Many Shelter members attended who provide accommodation to low income people and found the training and manual on how to retro fitting houses to save on energy cost educational and practical for their client group. We hope that these workshops can be extended to continue next year.

### **Roundtable on Public Private Partnerships**

Shelter Tasmania co hosted with the National Community Housing Forum with the support of Housing Tasmania a Tasmanian Stakeholders Roundtable on Public Private Partnerships in August 2005. This was a very topical subject as there was a lot of speculation around the Master Partner Project and what would be its recommendations. The Master Partnership Project in part involved the state government working with the Macquarie Bank to look at ways of leveraging private finance into affordable housing. The community housing sector in Tasmania has had different levels of engagement with the private sector over the years. The roundtable provided an opportunity for stakeholders from different perspectives and experiences be they public, private or community to share their views and discuss emerging opportunities and risks from PPP. The importance of

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understanding PPP for the community sector will grow as governments are increasingly looking to attract private investment, including through public private partnerships, to support the growth of the community sector and ensures long term sustainability. Shelter aims to build on the output and finding from the workshop.

### **Communication**

In line with its key strategic objectives Shelter's role as a peak body is to create, facilitate and promote the exchange of housing and homelessness information to its members and the wider community.

Over the past year Shelter continued to hold regular Management Committee Meeting and a range of issues based meeting and consultation with members. Shelter distributes a diverse range of information in both electronic format and also hard copy. Each quarter Shelter members receive a package of information which contains: a copy of the Shelter's newsletter ShelTashortz (which is designed to give a short and snappy analysis to current housing and homelessness issues); The Community Housing Federation of Australia newsletter which Shelter contributes a regular State Report on community housing in Tasmania, and any other information and reports of interest to members. To compliment this Shelter has its own e-list of over 120 consisting of members and relevant stakeholders enabling Shelter to send out regular updates and notification of meeting, consultations, reports, campaigns, tenders and conferences.

A major boost to Shelter ability to communicate with members and the wider community was the launch of new Shelter web page [www.shelertasorg.au](http://www.shelertasorg.au)

This been an effective and efficient mechanism for Shelter to exchange information and an invaluable resource for the organisation. Each month the sites statistics are collated and noted in the Shelter Activity Reports to the Management Committee. Visits and hits to the site have continued to grow and over the last year the site has had over 75,000 hits.

### **National Shelter**

Shelter Tasmanian works within the National Shelter network. Many of the issues affecting housing consumers in Tasmania emanate from policies and programs that are determined at a national level. National Shelter is the peak non-government organisation representing the interests of low income housing consumers. While it has been unfunded since 1996, National Shelter continues to represent the interests of housing consumers at the national level.

During 2004/5, National Shelter focused on two issues; the Federal election and housing affordability. First in regard to the Nation Election, National Shelter's lobbying centred around a Housing Policy Analysis. The Analysis provided an overview and assessment of the commitments made in the policy platforms of both major parties and a range of minor parties, as well as the responses from each of the parties to a questionnaire on housing policy based on National Shelters housing platform 'Rebuilding the Australian Dream'.

Secondly, Housing need to increase the supply of affordably housing across Australia is a key goal of National Shelter. National Shelter pursued this issue by forging a partnership with industry, the unions and other community groups in a

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National Housing Alliance. National Shelter's Chair, Adrian Pisarsky, is currently the spokesperson for the Alliance.

The Alliance called for reform across all tenure types -private rental, social housing and homeownership- to ensure their the Australian Dream of securing there own home is not left out of reach of all but a wealthy few. In August 2005, the National Housing Alliance presented its case to a joint meeting of Planning and Housing Ministers, which subsequently adopted a framework for affordable housing. All publications can be found on the National Shelter Website [www.shelter.net.au](http://www.shelter.net.au)

### **Conclusion**

To conclude, I would like to note and thank the range of people who support and create the Shelter network.

First the fellow staff, I would like to acknowledge the work and thank Therese Bromfield our Communication and Administration Officer, who worked 2 days per week until April 2005 when she left on maternity leave. I would especially like to note Therese's skills that have helped establish the smooth running and image of Shelter: all our design and publishing is done in-house. Secondly I would like to thank Kate Ambler who has competently replaced Therese while she is on leave and been a great asset to the organisation.

I would like to thank our dedicated Shelter Management Committee and Executive. They have consistently participated in regular intrastate, and at times interstate, travel for a range of meetings and consultations over and above their very busy working lives. Many of them work in direct service delivery. They experience and deal with the problems created by

the lack of housing and adequate support services for people with complex needs on a daily basis. They are very competent managers of services and their input is invaluable. They support and contribute greatly to Shelter's knowledge base and the work it undertakes.

I would also like to note the work and commitment of Gary Bennett the Chair of Shelter. Gary has great experience across the housing and homeless sector. Gary has put in many hours over the past year representing Shelter with Ministers, the media and across the sector.

I would like to acknowledge the support of Housing Tasmania and its Director Mercia Bresnehan and staff members. Firstly, for acknowledging the importance of Shelter's role by funding a peak body to represent the interest of low income housing consumers and community organisations. Secondly, for working in partnership with Shelter on a range of key housing issues..

Finally I would like to thank all existing and new Shelter members who make up Shelter and who, by working together, have and will continue to make a difference to improving people's housing outcomes and our community.

Pattie Chugg  
Executive Officer

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## Other Activities

### Summary of Other Shelter Activities 2004-5

Shelter patriciate and provides delegates to the following:

#### National focus

- National Shelter
- National Council Meetings – Melbourne and Hobart
- Council of Homeless Persons Australia
- Australian Federation of Homelessness - Nation Peak hook-ups
- Council of Homeless Persons Australia
- National Community Housing Forum
  - ✦ Policy Advisory Committee
  - ✦ Board
- Community Housing Federation of Australia
- National Housing Conference – Perth WA
- Housing and Globalisation Conference- Kobe Japan

#### Tasmanian focus

- Agency Sector Forum  
Housing Representative for Community Sector
- Affordable Housing Strategy Reference Group
- Several AHS working groups
- Meetings with the Minister for Health and Human Services
- Meetings with the Minister's Advisors
- Shelter Executive/Housing Tasmania Meetings
- Supported Accommodation Assistance Program (SAAP) Statewide Industry Reference Group
- SAAP Southern Service Providers Group

- SAAP Northern Service Providers Group
- TasCOSS  
Board Member\  
Tasmanian Social Policy Council -  
Chair of Housing WG  
Consumer Project Working  
Group  
Peaks Meetings
- Women's Emergency Service Providers (WESP)
- Stainforth Court Residents Action
- State Wide Youth Housing Group (SWYG)
- 62 Provider Meeting- Migrant and Refugee Issues
- Private Rental Working Group - with Tenant Union and Hobart Legal Centre
- Private Rental Tenancy Support Service- Advisory Committee

#### Submissions

- Rental bond Deposit Authority
- State Budget Submission

#### In Partnerships

- Home Energy Saver – Train the Trainer Workshops  
Steering Committee
- Roundtable on Public Private Partnerships

#### Research

Interviewed and contributed to range of research topics and consultations and assisted students

#### Public Comment

Range of media interviews and Press Releases

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# Treasurer's Report

## For the year ending 30<sup>th</sup> June 2005

The Shelter Management Committee continued to have the accounts for this financial year audited by Robert Dyson of Lorkin Delpero Harris Chartered Accountants. A copy of the Independent Auditors Report to the members of Shelter Tasmania is attached to the Annual General Report.

Shelter commenced the 2004/2005 financial year showing \$25,935.07 in equity. The Shelter Management Committee approved a deficit budget for the year to ensure that the activities planned for the year were provided for. The Income and Expenditure statement to 30 June 2005 shows a deficit of \$3,598 which is less than the deficit approved by the committee.

Shelter staff members implemented all the changes recommended by the auditors from the previous audit and I would like to take this opportunity to thank Pattie, Therese and Kate for the excellent way they maintain the financial records on behalf of Shelter. They have made my first year as Treasurer for Shelter extremely enjoyable and have minimised the Treasurers workload considerably.

The DHHS grant for the 2005 year was increased in line with CPI and I thank the Director of Housing Tasmania for her continued support of Shelter Tasmania.

I would like to thank all the members of the Shelter Management Committee for their assistance and friendship throughout the year and in particular I would like to thank Pattie for her dedication to her position as Executive Officer for Shelter Tasmania.

Judy Munday  
Treasurer  
Shelter Tasmania Inc  
16 November 2005

# **Audited Financial Statement**

**Shelter Tasmania Incorporated**

**Shelter Tasmania Incorporated**

**30 June 2005**

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
SHELTER TASMANIA INCORPORATED**

**Scope**

We have audited the attached financial report comprising Statement of Financial position and Income and Expenditure statement for the year ended 30 June 2005. These statements have been prepared on the basis set out in Note 1 to the financial report.

The Executive Committee is responsible for the preparation and presentation of the financial report. We have conducted an independent audit of these accounts in order to express an opinion on them to the Members.

The financial report has been prepared for distribution to the Members for the purpose of fulfilling their requirements under the Associations Incorporation Act (Tas) 1964. We disclaim any assumption of responsibility for any reliance on this report to any person other than the Members, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance as to whether the accounts are free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial statements.

These procedures have been undertaken to form an opinion as to whether, in all material respects the financial report:

- (i) is presented fairly in accordance with the basis of accounting outlined in Note 1 to the accounts; and
- (ii) present a true and fair view in accordance with the requirements of the Associations Incorporation Act (Tas) 1964; including whether
- (iii) proper accounting records and other books have been kept during the period covered by the accounts.

Statements of Accounting Concepts and Accounting Standards are not applicable to the basis of accounting adopted by Shelter Tasmania Incorporated.

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

### **Qualifications**

1. It is not practical for the Society to establish complete accounting control over all income prior to the initial entry into the accounting records and accordingly it is not possible for our examination to include audit procedures to extend beyond the amounts of such income recorded in the accounting records of the entity.
2. We have not inspected material items of fixed assets and have relied on representations from the Executive Committee as to the existence and carrying value of all items.

### **Qualified Audit Opinion**

In our opinion, except for the effects on the financial report, if any, of the matters referred to in the qualification paragraph, the financial report presents fairly in accordance with the basis of accounting outlined in Note 1 to the financial statements and the requirements of the Associations Incorporation Act (Tas) 1964 the financial position of Shelter Tasmania Incorporated at 30 June 2004 and the results of its operations for the year then ended.



**Robert Dyson**

**Lorkin Delpero Harris  
Chartered Accountants**

31 Davey Street  
HOBART TAS 7000

18/10/2005

SHELTER TASMANIA INCORPORATED

STATEMENT BY MEMBERS OF THE COMMITTEE FOR  
THE YEAR ENDED 30 JUNE 2005

The Committee have determined that the association is not a reporting entity.

The Committee have determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the accounts.

In the opinion of the Committee, the financial statements being Balance Sheet, Income and Expenditure Statements, Depreciation Schedule and Notes to and forming part of the Accounts.


1. present fairly the financial position of Shelter Tasmania Incorporated as at 30 June 2005; and
2. at the date of this statement there are reasonable grounds to believe that Shelter Tasmania Incorporated will be able to pay its debts as and when they fall due.

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



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Gary Bennet, Convenor



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Judy Munday, Treasurer

Dated this 19.10.2005

SHELTER TASMANIA INCORPORATED  
INCOME AND EXPENDITURE STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2005

	<b>2005</b>	<b>2004</b>
	<b>\$</b>	<b>\$</b>
<b>INCOME</b>		
Bank Interest	2,380	1,963
DHHS Grants	104,744	101,201
Other Grants	4,623	3,836
Membership	2,344	1,851
Sundry receipts	2	28
		1
<b>TOTAL INCOME</b>	<b>114,093</b>	<b>109,131</b>
<b>EXPENDITURE</b>		
Audit	1,440	1,165
Bank charges	284	25
Computer Expenses	2,250	2,094
Consultant's Fees	199	31
Depreciation	3,067	2,976
Electricity	1,336	1,046
Equipment and Maintenance	1,060	34
Forums and Meetings	1,876	81
Insurance	1,231	1,209
Leave Provisions	2,716	2,030
Legal Costs	-	31
Memberships	664	67
Office Expenses	730	69
Postage	496	90
Printing and Stationery	2,466	1,391
Redundancy	4,113	3,140
Removal Expenses	-	1,694
Rent	17,791	18,544
Resource Materials	182	26
Repairs and Maintenance	27	-
Sundries	224	83
Superannuation	5,818	4,743
Telephone and Conferencing	2,225	2,908
Training	831	524
Travel and Accommodation	3,272	4,041
Wages and Salaries	63,393	57,293
<b>TOTAL EXPENDITURE</b>	<b>117,691</b>	<b>109,469</b>

**SHELTER TASMANIA INCORPORATED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2005**

	<b>2005</b>	<b>2004</b>
	\$	\$
<b>CURRENT ASSETS</b>		
Commonwealth General Cheque Account	11,268	7,399
Commonwealth Cash Management Account	5,074	20,288
Commonwealth Investment Account	0	11,111
Commonwealth Employment Liability Account	24,132	0
Petty Cash	100	100
Trade Debtors	134	118
<b>TOTAL CURRENT ASSETS</b>	<b>40,708</b>	<b>39,016</b>
<b>NON CURRENT ASSETS</b>		
Equipment at Cost	23,497	21,569
Less Accumulated Depreciation	(9,849)	(6,782)
<b>TOTAL NON CURRENT ASSETS</b>	<b>13,648</b>	<b>14,787</b>
<b>TOTAL ASSETS</b>	<b>54,356</b>	<b>53,803</b>
<b>LIABILITIES</b>		
Trade Creditors	362	0
Grants in Advance	0	991
GST Liabilities		
GST Collected	2,107	2,110
GST Paid	(1,203)	(1,070)
Payroll Liabilities		
PAYG Tax	4,170	2,542
SG Superannuation	0	383
Provisions		
Annual Leave Provision	4,295	6,637
Annual Leave Loading Provision	161	977
LSL Provision	8,732	6,016
Redundancy Provision	13,395	9,282
<b>TOTAL LIABILITIES</b>	<b>32,019</b>	<b>27,868</b>
<b>NET ASSETS</b>	<b>22,337</b>	<b>25,935</b>
<b>EQUITY</b>		
Retained Earnings	25,935	26,273
Current Earnings/(Deficit)	(3,598)	(338)
<b>TOTAL EQUITY</b>	<b>22,337</b>	<b>25,935</b>

The accompanying notes form part of these accounts

**SHELTER TASMANIA INCORPORATED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 30 JUNE 2005**

**NOTE 4: GRANTS**

DHHS Grant Quarter 1	\$41,897
DHHS Grant Quarter 2	\$20,949
DHHS Grant Quarter 3	\$20,949
DHHS Grant Quarter 4	\$20,949
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Total Grants (Excluding GST)	<u><u>\$104,744</u></u>

# Shelter Tasmania Incorporated

## Executive List 2004-2005

### Chair

Gary Bennet  
Bethlehem House  
56 Warwick St  
Hobart 7000

### Vice Chair

Jenny Bertram  
Magnolia LWS  
PO Box 1464  
Launceston 7250

### Vice Chair (in proxy\*)

Suzanne Fisher  
Hobart City Mission  
50 Barrack St  
Hobart 7000

\* This position is to cover Jenny when she is unavailable especially for meetings held in the south.

### Secretary

Andy Witt  
Centacare Transitional Support – South  
35 Tower Road  
Newtown 7008

### Treasurer

Judy Munday  
Tas University Union Housing  
1 Churchill Ave  
Sandy Bay 7005

### Public Officer

Leo Foley  
Individual South  
31 Brushy Creek Rd  
Lenah Valley 7008