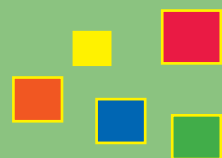


# Shelter Tasmania



# 2007

annual report



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

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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.

## about shelter

Shelter Tasmania is an independent not-for-profit housing peak organisation funded by the Department of Health and Human Services. Shelter represents the interest of housing consumers on low incomes and housing providers across Tasmania.

Shelter's membership consists of a wide range of housing and supported accommodation services, tenant groups, local government, 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 due to 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 visions of the association and also reflects the needs of homeless people and people who live in poverty or on low incomes.



# management committee and staff

## Shelter Tasmania Management Committee (including the Executive) 2006-2007

### CHAIR

Andrea Witt – Centacare

### VICE CHAIR

Gary Bennett - Bethlehem House

### TREASURER

Avril Lever - Hobart Women's Shelter

### SECRETARY

Suzanne Fisher– Hobart City Mission

### PUBLIC OFFICER

Kate Gould - Red Shield Housing Association

### OTHER COMMITTEE MEMBERS

Tracey McLeod/Michael Douglas - Colony 47

Michelle Domanska - Centacare North  
(proxy for Centacare)

Belinda Jones - Anglicare North  
Proxy - Phil Hammond

Jenny Bertram - Magnolia House  
Proxy - Ria Brink

Cinnamon Whately - Karinya Young Womyn's Refuge

Michelle Ryan - Launceston City Mission

Liz Sager - Oakleigh Accommodation Service  
Proxy - Jodi Maxwell  
Proxy - Pat Burton - Bethlehem House

## Shelter Tasmania Staff 2006-2007

### EXECUTIVE OFFICER

Pattie Chugg (1 FTE)

### ADMINISTRATION/FINANCIAL OFFICER

Trudy Kuilenburg (.3 FTE)

### COMMUNICATIONS OFFICER

Therese Bromfield (.1 FTE)

## Management Committee Meetings Held

- February Thursday 15th
- March Thursday 22nd
- April No Meeting
- May Thursday 3rd
- June Thursday 14th
- July Thursday 26th
- August No Meeting
- September Thursday 6th
- October Thursday 18th
- November Thursday 29th



## chair's report

As chair for Shelter Tas I would like to thank everyone for their commitment and support over the last year. In particular I would like to draw attention to the tireless work from Pattie, as well as the Shelter Tas Executive and Management Committee.

As Tasmania's peak housing body, Shelter Tas has continued to advocate on behalf of its members in the area of housing. With increased housing costs for low and middle income Tasmanians, increased targeting and pressure on the public housing system and the high cost and tightening of the private rental market Shelter has been an active voice in calling for change and for the housing crisis to be taken seriously. This being an election year we have seen housing on the media agenda, with Shelter Tas being active in bringing the issues of Housing Affordability to light, we continue to look forward to our state government stepping up and making some solid investments into Tasmania's Housing future.

Shelter Tas has enjoyed working closely with other organisations this year, particularly with regard to 'Housing Advocacy Day' which saw delegates meet with politicians from all parties. This a fantastic demonstration of the united face of the sector who will continue to lobby for the needs of those who are the most disadvantaged in our community. Of growing concern is the impact of unaffordable, unsustainable and substandard housing on our community and Shelter Tas will continue to be active in lobbying for new developments and ever improving housing policy.

We have had fantastic support through the Shelter Management Committee, with meetings held at Ross well attended. We were able to hold a meeting in Devonport this year to talk with members from that region and heard much about the issues within the North West: lack of resources, referral points and the added impact of large mining companies on the

housing system in the West. I would like to thank the executive and management team (from a variety of organisations), all of whom give their time and attention to Shelter's management as volunteers.

On behalf of the Board of Management and the membership I would like to take the opportunity to thank the staff of Shelter Tas. Although the team is small Shelter Tas completes an enormous amount of work. Its quality and variety is a testament to their dedication and talent.

Shelter Tas funding comes from membership fees and Housing Tasmania. Without these funds it would be impossible for Shelter Tas to support the housing sector as well as it does (of course more funding would allow Shelter to do much more). I would like to thank Housing Tasmania staff for the support they have provided us over the year, particularly Mercia, Director of Housing Tasmania. Also, many thanks to the Minister for Health and Human Services Lara Giddings and her advisors who continue to give us their ears on the issues Shelter Tas is so very passionate about: Housing as a right for all.

I would like to note a special thank you to Kate Gould who has over the years held a number of positions on the Shelter Management Committee and wish her well. Finally, warm and sincere thanks to Shelter Tas members for the support you give to Shelter's activities and the commitment you show in achieving justice in housing.

Andrea Witt  
Chair  
Shelter Tasmania

# northern management committee members

The year has passed so quickly and once again it has been pleasing for Northern Members of Shelter Tas Management Committee to have the opportunity to meet with members from all over the state to bring common issues to the meetings for discussion and to work together to attempt to improve conditions for our shared client group.

## Amalgamation

The past year has seen the amalgamation between SAAP (Supported Accommodation Assistance Program) and Housing Tasmania. As SAAP is the funding body for so many organisations that are represented on the Shelter Tas committee, this is seen to be a positive development.

## Rent Rise

In the North rents have continued to rise at an alarming rate and low income families continue to find it difficult to access affordable housing. A number of our clients often have accumulated debt such as electricity, unpaid rent and other debts in collection agencies which make it difficult to access private rental. When clients also have debt with Housing Tasmania which prevents them obtaining Public Housing, they are more likely to move around the different SAAP services as there is no where else to go.

## Electricity Rise

It is difficult to find suitable properties for children in the private rental market as the majority of the properties don't have safely fenced yards. There is also a lack of low cost heating and with electricity prices due to rise yet again there will be more difficulties for people on low incomes to survive financially.

## Mental Health

When there is mental health and drug and alcohol related issues, individuals are even more at a disadvantage in a competitive rental market. With the lack of community support, especially in the mental health area, clients facing these sorts of issues are relying heavily on SAAP services for support.

## Pulp Mill

With the Pulp Mill being given the go ahead by the Government there is a concern in the Community Services sector that the clients we deal with will be further disadvantaged as rental properties are accessed by workers from the pulp mill and rents may rise as a result of the higher demand.

## Exit Points

Exit points continue to be an issue with a shortage of affordable housing. Although there are a number of clients fortunate enough to acquire Public Housing, there are a growing number of people needing to stay longer than the time usually allocated for short term crisis accommodation and eventually moving into private accommodation where they have to pay a high percentage of their income on rent alone. While this trend continues there will be a higher number of clients needing to re-enter SAAP services as their debt increases. With the shortage of affordable, suitable accommodation for single people and with an ageing population there is the likelihood that there will be an influx of older singles accessing SAAP accommodation in the near future. Unless all of these issues are addressed the turn away rate will rise and more pressure will be placed on the services.

## northern members cont.

### North West Meeting

In July we had our Management Committee meeting in Devonport and it was a much appreciated opportunity for Northern members as well as those in the South to be able to travel and meet up with workers in the North West of the state. We were able to discuss the similarity of issues that arise, and hear about the difficulties faced in some of the more remote areas of the North West.

### Housing Advocacy Day

The Housing Advocacy Day was a great opportunity for networking with fellow workers from all over the state. A large number of workers travelled from Launceston to Parliament House to take part and had meetings with politicians. It was a rare opportunity to discuss the issues we all face in the community services sector with the policy makers. We formed a united front advocating for a 'fairer go' for our client group and the many families and individuals on low incomes who are finding it more and more difficult to have access to what should be expected of the 'Australian' way of life. Affordable sustainable housing with security of tenure and enough money left over to be warm and afford healthy food and a good education.

### Launceston Mayor

Last Tuesday Pattie (Shelter Tas), Louise (Anglicare) and I attended a meeting with Ivan Dean MLC who is the Mayor of Launceston. We met for one and a half hours which we acknowledged as a generous amount of his time. It was a welcome opportunity to discuss the same issues that were raised at Parliament House in Hobart.

### AGM

As we have our Annual General Meeting and enter another year, may there be some changes for the better with the coming election and housing issues finally on the Federal Government agenda. Hopefully we will see an end to the State Housing debt and at least some of the suggestions put forward to the State Government will be followed through.

Meanwhile on behalf of the Northern member's thank you for the opportunity to be part of Shelter Tas and we look forward to another year of sharing our issues concerning our client group and working together to find solutions.

Jenny Bertram

On behalf of Northern Members  
Shelter Tas Management Committee



# north-west management committee members

## Introduction

The Shelter Tas Committee meeting held on the North-West Coast in July this year was well attended by North-West members. Local issues brought to this meeting reflected the concerns felt State wide.

Lack of Affordable Housing remains high on the agenda, reduction in public housing, rent increase in the private market, and a rise in population growth on the NW Coast and increasing interest rates are contributors toward access to affordable housing. In some respect it can be observed employment is set to increase due to the commencement of the mining industry in the West Coast which is viewed as a positive and a boost for the economy. In other areas of the region an increase in part time employment indicates a decrease in unemployment figures, however, part time work does not provide confidence for people considering purchasing a home and limits rental options.

## Analysis of the current North-West Tasmanian rental market

The last 10 years have seen a number of changes occur on the North-West Coast of Tasmania. Many of these changes have impacted on the availability and cost of housing, particularly for those who are renting. During this last decade:

- Housing Tasmania reduced its stock of public housing. This was at a time when population was either declining or stagnant and the real estate market had been depressed for some time. On the North-West Coast the number of State owned occupied houses has declined by 425, or 14 per cent (ABS 2007b);
- The general economic conditions have changed. Employment in the region has increased by more than 3,500 jobs since 1996. Increases have occurred in service industries, tourism related industries, transport, education and health industries. Other sectors such as agriculture, mining and retail industries have declined (ABS 2003, 2007a).
- Population has declined but is on the rise again. A 3.5 per cent decline in population in the 5 years to

2001 has been followed by a 1.9 per cent increase in the subsequent five years. While numbers of younger people (under age 45) continue to decline, older people make up an increasing proportion of the population (ABS 2007b). The median age for the region has increased from 34 in 1996, to 39 in 2006.

- The North-West has continued to attract retirees. Increased tourism activity and declining affordability of housing in the mainland capitals meant that in 2000, house prices in Tasmania, and particularly on the North-West coast have effectively doubled and continue to rise. According to the Real Estate Institute of Tasmania's Property Focus Tasmania Report (REIT 2007) median prices of houses in the North-West region have increased in almost all centres over the 12 months to September 2007: Burnie +44.5%, Devonport +29.7%, Ulverstone +26.2%, Wynyard +44.8%. Since 2000, median house prices across Tasmania have increased by 250 per cent (Smith 2007a).

Table 1 shows that in the 10 years to 2006 the overall rental market remained largely unchanged in terms of occupied dwellings across the North-West Coast of Tasmania. However, dwellings rented from the State Housing Authority declined by 425 in that period. Effectively what this means is that those wishing to rent are now switching (by necessity) to less affordable housing options. The proportion of households renting has remained reasonably constant over the 10 year period, at about 25 per cent of all dwellings.

**Table 1. Occupied dwellings: public housing and total rented dwellings, Census 1996-2006**

Occupied private dwellings	State and Territory Housing Authority			Total rented dwellings		
	1996	2001	2006	1996	2001	2006
<b>Statistical Local Areas</b>						
Burnie (C) - Pt A	811	730	628	1984	1943	2113
Burnie (C) - Pt B	3	2	0	89	89	92
Central Coast (M) - Pt A	518	466	458	1561	1541	1552
Central Coast (M) - Pt B	0	0	3	115	155	155
Circular Head (M)	135	120	118	752	773	800
Devonport (C)	1054	988	915	2704	2666	2753
Kentish (M)	38	38	31	304	320	319
King Island (M)	11	8	12	225	227	203
Latrobe (M) - Pt A	99	101	97	546	615	655
Latrobe (M) - Pt B	0	0	0	40	45	33
Waratah/Wynyard (M) - Pt A	352	358	342	1063	1112	1102
Waratah/Wynyard (M) - Pt B	2	0	0	179	125	108
West Coast (M)	49	33	43	695	631	608
<b>Total rented dwellings</b>	<b>3072</b>	<b>2844</b>	<b>2647</b>	<b>10257</b>	<b>10242</b>	<b>10493</b>
<b>Total occupied dwellings</b>				<b>40183</b>	<b>40766</b>	<b>42199</b>

Source: ABS 2007b

# north-west members cont.

The switch to private rental options corresponds to increases in rents experienced by north-west coast residents. Table 2 summarises these changes for the previous 10 years. The five years to 2006 saw a 33 per cent increase in the median rent paid across the region.

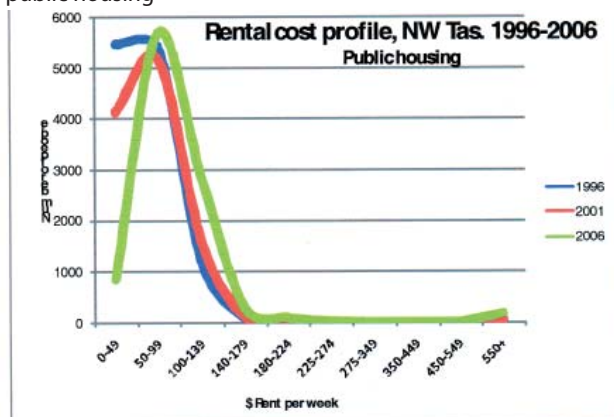
**Table 2. Median rent paid (\$/week) for all rental properties, 1996 to 2006**

Region	Median rent (\$/week) paid		
	1996	2001	2006
Burnie (C) - Pt A	81	90	120
Burnie (C) - Pt B	80	98	115
Central Coast (M) - Pt A	90	100	123
Central Coast (M) - Pt B	80	90	100
Circular Head (M)	64	74	95
Devonport (C)	90	100	130
Kentish (M)	80	80	110
Latrobe (M) - Pt A	100	105	140
Latrobe (M) - Pt B	60	80	81
Waratah/Wynyard (M) - Pt A	80	90	110
Waratah/Wynyard (M) - Pt B	35	85	100
West Coast (M)	43	60	90
Mersey Lyell Statistical Division	80	90	120

Source: ABS 2007b

Figure 1 shows the gradual upward shift in costs of public housing in North-West Tasmania. In 1996, nine per cent of public housing tenants paid \$100 or more per week. In 2006, this had increased to 29 per cent.

Figure 1. Profile of rental costs, North-West Tasmania: public housing

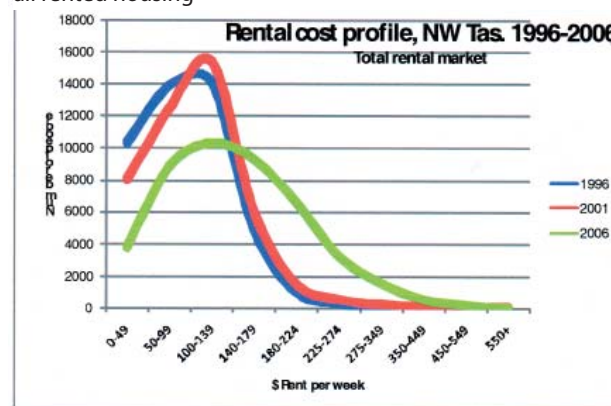


Source: ABS 2007b

Figure 2 however, shows a much greater shift in rental costs, particularly since 2001. In 1996, 44 per cent of all renters were paying \$100 or more per week. In 2006 this had increased to 69 per cent. In 1996, the median range of rent paid by public housing tenants was between \$50-99. While in 2006, there has been a small shift in the profile, the median range remains the same. By contrast,

in 1996, the median range for rent paid by private renters was \$100-139. In 2006 it rose to \$140-179. The curve for 2006 in Figure 2, suggests that many who private rented are paying well in excess of the median. Comparing the midpoints of both median ranges, we see that the difference in cost (at the median) is approximately \$85 per week.

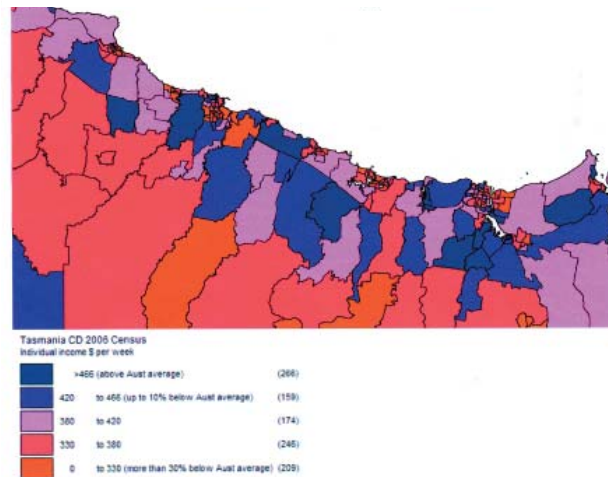
Figure 2. Profile of rental costs, North-West Tasmania: all rented housing



Source: ABS 2007b

Income data from the 2006 Census represented on the map in Figure 3 shows that many of the urban regions of the North-West Coast have large pockets of people with low incomes. A closer examination of the map data shows significant portions of the population in Devonport, Ulverstone and Burnie with individual incomes more than 30 per cent below the Australian average.

Figure 3. North-West coast 2006 median income by Census Collection District



The above data suggests a scenario of increasingly unaffordable housing options for people who are already

## north-west members cont.

under significant financial stress. On current trends shown by the REIT (2007) home ownership will continue to be nothing more than a dream. For those that have been left with no option but to rent, the available rental housing market is squeezed by two factors. First, public housing stocks have fallen in the 10 years to 2006, by 425 dwellings while the number of rental properties as a whole has remained static. Second, increased demand for housing is represented by an increase of 1649 occupied dwellings across the North-West in the 10 years to 2006. Third, property values continue to increase on the North-West Coast. Coupled with increasing interest rates, this will push more people into the rental market, thereby increasing demand for a static number of properties and consequently pushing prices up. The impact of this is to squeeze people into less affordable housing options. The analysis presented here suggests that a shift from the public to private rental may mean an increase of about \$85 per week in rent for the average household. On the supply side of the equation, while investment returns on the stock market remain higher than in property, the attraction to invest in housing — let alone affordable housing — seems limited, without some additional incentives.

### Implications

Looking forward, if these multiple pressures are to be eased, particularly in an environment with population growth and smaller household sizes, in order to redress the balance of the lost public housing stock over the last 10 years those dwellings should be replaced. In addition, if the population grows and households shrink as they have done, it would be reasonable to expect an increased demand for approximately 1500 dwellings more in the next five years across the North-West Coast. Almost one quarter of those will be rented (375), and based on the 1996 ratio, about 30 per cent (120) should be public housing. Therefore to restore the balance of public housing, the North-West Coast will require an additional 545 dwellings.

The impacts of failing to address the shortage of public housing will inevitably include:

- Increased waiting time for people wanting

public housing;

- Increased pressure on supported accommodation providers in terms of uptake of services and exit point options;
- Increased financial pressure on families who must resort to private rentals;
- Fewer options for families who default on mortgages in a rising interest rate environment;
- A probable increase in homelessness, social problems and associated mental illnesses.
- Increase in part time employment, limiting mortgage and affordable private rental.

The stresses listed above are acknowledged within the Tasmanian Government (Smith 2007a). While the Tasmanian Affordable Housing Strategy may offer some solutions by leveraging the not for profit sector (Smith 2007b) it seems unlikely that the public housing goals of Tasmania Together (Indicator 1.6: 10 per cent reduced waiting times by 2010) will be achieved (Tasmania Together Progress Board 2006). While TAHL aims to build capacity of the not for profit sector to help achieve shared goals of affordable housing, questions remain about the immediate ability of larger non government organisations to manage what can be expected to be a significant number of houses. Further, how far will TAHL go towards addressing the 545 dwelling shortfall?

Liz Sager

NW Shelter Tas Committee Member

Acknowledgement to

John Guenther's statistic research

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I am writing this report in my capacity as Tasmania's representative on the CHPA. Representatives from each State and Territory meet face to face twice each year, May and November. During the course of the year a number of teleconferences also took place.

CHPA has particular interest in single adults and families who are homeless or at risk of becoming homeless.

This year the May meeting was held in Adelaide and at the time of preparing this report the November meeting will be held in Canberra 19 – 21 November.

These meetings continue to provide a perfect opportunity for council representatives to discuss what is happening in their respective states and territories with a view to exploring common themes to translate into policy direction for AFHO.

At the May meeting representatives from all states and territories agreed that access to appropriate and affordable housing was critical and we all agreed that if anything the level of homelessness was increasing.

A number of different things are happening in each state. In NSW Homelessness NSW ACT has developed a Policy Platform focusing on the following five areas:

- A NSW Homelessness Strategy
- Affordable Housing & Homelessness
- Mental Health Services & Homelessness
- People exiting the prison system
- SAAP Viability.

In South Australia they are experiencing the most sustained vacancy lows in private rental for many years, .5% vacancy rate and rents have increased due to a lack of supply. Due to increased pressures a number of Community Housing Associations have closed their waiting lists. The Community Sector in SA has flagged concerns with the Government's plan to sell off 8,000 public housing properties over the next 10 years. Homelessness SA is using the media to communicate to the broader community about the increases in homelessness. SAAP services in SA are struggling to

cope with increased pressures.

In Queensland Public and Community Housing is now linked. From 1 August this year the One Social Housing System became fully operational. Homelessness has increased significantly in part due to the mining boom as local people are displaced from homes in favour of mining employees who can meet soaring rents.

From a Tasmanian perspective Community Sector organizations are frustrated with the extremely slow progress in the establishment of the Affordable Housing Association. Time frames have well and truly blown out and demand for affordable housing is increasing. Similar to other states, public housing waiting lists are long and vacancy rates in the private sector remain low. This has the effect of driving up rents and placing properties out of the reach of low income people.

All states and territories agreed that due to the current situation nationally increased pressures are being placed on SAAP services.

Another area of concern is the future direction of the Commonwealth State Housing Agreement.

In addition to my role as a CHPA representative I also sit on the Board of AFHO. AFHO is going through the process of changing its name to Homelessness Australia, which is more relevant and lends itself to better marketing opportunities.

At a national level Homelessness Australia is seeking and gaining media attention around homelessness and housing affordability and is challenging all major political parties to recognize the need to respond to the housing needs of disadvantaged people in the community.

Gary Bennett  
CHPA Tasmania and  
Homelessness Australia  
Board Member





## CHFA activities in 2006-07

In 2003 Shelter Tas became a member of CHFA as the peak body for community housing in Tasmania and provides the state delegates and regular reports to CHFA on community housing in Tasmania. Many of Shelter's members are community housing providers, ranging from small housing co-operatives to larger housing associations.

Shelter Tas works closely with CHFA through three state delegates. This year the delegates were; Kate Gould from Red Shield Housing Association, Lesley Rann from Cohousing CoOp, and Mary Jenkins. As a State member of CHFA, Shelter assists in the dissemination of information, newsletters and reports to its members, and with consultations on community housing for CHFA. Shelter regularly distributes the CHFA e-bulletin and CHFA newsletter along with Shelter updates.

CHFA maintains links with and between housing providers across Australia, providing a voice for their interests at the national level. CHFA includes community housing provider representation from every State and Territory in Australia. CHFA enjoys a close working relationship with State and Territory community housing peak bodies, with peaks taking an active role in the on-going development of CHFA policy.

In February CHFA held its annual strategic planning meeting with the new board. Priority issues identified included:

- > Title and equity
- > Growth models for affordable housing
- > Work conditions and workforce development
- > Rent setting policies
- > Security of tenure

### National Members' Meeting

CHFA held its National members meetings in Canberra in November 2006. At these meetings CHFA members discussed and identified key issues for CHFA to work on for the coming year. This year's top priorities were:

- Align strategic plans between peaks, CEO meetings

- Promote national affordable housing policies
- Amalgamations analysis
- Rent structures and subsidies
- Assessment of high performing CHOs in Community Housing Orgs
- Completion of the Mapping Project
- Tenant satisfaction survey

### Work undertaken for 2006/07 include the following: The Mapping Project

A launch of the report in Melbourne with Minister Scullion was organised for July 2007. A total of 1,735 survey forms were mailed out, and 728 completed forms were returned. Of those surveys returned, 613 were in the target group and used for the analysis, a response rate of 35%. The response rates ranged between 72% in Tasmania and 25% in NSW.

### Successful Community Housing Models Project (SCHM)

Work was completed on the Successful Community Housing Models (SCHM) project. This included the development and distribution of the paper based survey.

### CHFA maintains close contact with government on issues affecting our sector

Among the topics CHFA raised with FaCSIA and relevant Ministers was the consideration of changes to the Commonwealth Rent Assistance (CRA) that would make Austudy recipients eligible for Commonwealth Rent Assistance.

### Taxation

CHFA is a member of the Consultative Charities Committee. Through this body CHFA continues to raise tax-related issues affecting the community housing sector and seeks resolutions to these concerns, such as the burden of keeping detailed records on non-commercial expenditures for a long period of time.

### National Housing Alliance/National Housing Summit

CHFA continued its strong involvement with the National Housing Alliance (NHA) and the National Summit on Affordability sponsors.

### National Tenant Satisfaction

CHFA participated in the National Social Housing Survey (NSHS) that surveys tenants in public and



community housing on their views about their accommodation. CHFA helped make the survey more applicable to community housing tenants.

### The Australian Housing and Urban Research Institute (AHURI)

CHFA is an active member of the Australian Housing and Urban Research (AHURI) Research Panel as the community sector representative. This year CHFA was involved in an AHURI research projection on operating deficits of community housing organisations.

### In Tassie

#### Community Housing Program Funding Round 2006-07

In Tasmania there was no CHP funding round in 2005, so 2006 combined 2 years of funding. The funding was announced in November 2006. It is worth noting there are a number of significant changes to the funding round in 2006-07.

Key features of the changes include:

- Funding is available for capital projects only (eg construction, purchase or upgrade);
- Only organisations that are able to make a significant contribution towards the total cost of the project (approx 20% or preferably more) will be considered; and
- Eligibility is more comprehensive. For example, organisations will need to provide proof of incorporation status, financial status, management systems etc as well as details of current community housing policy and procedures that align with the National Community Housing Standards.
- The second round of funding closed on the 2nd February 2007. The five successful applicants were notified by October 2007. They were St Michaels, Steps, Optia, Multicap and Tandara Lodge.

#### Mary Jenkins reports on Cooperatives and Cohousing

Two Cohousing developments in South Hobart: one private, the other publicly funded - are flourishing, after more than 15 years. Another group, Coop Housing, has just purchased four additional houses. Southern Cohousing (SCoho), a NFP group of volunteers, has been waiting 4 years for Clarence Council's second call for submissions for land recommended by Council as

suitable for Cohousing. However SCoho continues and is financing a second site plan. The group has received pro bono support from an architect, accountant, project manager and lawyer. The latter has just provided a comprehensive report re legal structuring. Funding has been received via Women Tasmania (a strong supporter of SCoho) for conflict management workshops. There has been excellent cooperation with the Council's financial planner.

Southern Cohousing supports the building of attractive, healthy and sustainable buildings - and budgets for the increased cost this involves and makes the following points:

- Cheap structures allow for maximum profit, benefiting the developer/builder but with less comfort and warmth etc for the occupier and only short term savings for the purchaser.
- Good design can save money. Cutting out architects conversant with energy efficiency can be costly in the long term.
- Sustainable means energy efficient with long term savings - the very least being north-facing buildings with insulated floors, as well as walls and ceilings and double glazing wherever possible, particularly for south facing windows.

Why is there not more Cohousing in Australia when research shows that housing stress and loss of community is one of the main causes of depression and loss of well being? Housing `experts' talk about the need for such models but there has been little or no action to support community group proposals. This can change as governments - at all levels - change in their recognition of the need to make housing sustainable as well as affordable.

#### Web Site - [www.shelertas.org.au](http://www.shelertas.org.au)

Shelter has just begun a community housing web site. Please contact Shelter with your ideas to make it informative and useful for members and the community.

Kate Gould, Mary Jenkins  
- CHFA Delegates

# executive officer's report

2007 can be summed up by the National Shelter sticker - **No Room in the Boom - Where is the Affordable Housing?** As I write this report we are on the eve of a Federal Election. Housing is an issue but is still not being addressed as the comprehensive problem we know it to be. Despite 17 years of economic growth in Australia there remains a deepening shortage of affordable housing, let alone adequate and secure housing for people on low incomes and now increasingly for those on moderate incomes. As the community sector has long known, housing is a critical issue underpinning the life opportunities of the people we work with, yet the housing crisis is now turning into a chronically persistent problem.

The 2006-07 year proved to be another demanding and productive year for Shelter Tas. Once again the year saw the growth of Shelter membership and the strengthening and consolidation of statewide networks. Beyond the day to day business of Shelter the year has been marked with a number of significant events and collaborations to promote the importance of affordable housing for all Tasmanians. The chronic shortage of affordable housing, and the important role housing plays across social programs, was highlighted by housing becoming the key issue for a range of community organisations in this year's State Budget Submissions.

On the national front, with a Federal Election looming for most of 2007, National Shelter launched a national housing platform and has worked on a number of national housing alliances.

*As noted in this year's Shelter Budget Submission to the State Government, housing affordability is getting worse for more and more Tasmanians.*

Even though the Tasmanian housing system works well for most Tasmanians, there are an increasing number of households suffering from unaffordable housing or homelessness. In Tasmania 26,000 households, or 10.6% (Harding et al 2004), are in housing "housing

stress" (defined as having to pay over 30% of income in housing cost), with some in "extreme housing stress" paying more than 50% of their income in housing cost. The majority (52%) of these stressed households are in the private rental market, and another 36% are in the process of purchasing their own home. Both groups are vulnerable to increasing housing costs. A recent survey undertaken by Shelter (Shelter Tas 2007a) found that all tenants except those in public housing were paying over 30% of their income in rent with some as much as 80%. In addition to these stressed households, the 2001 census found that 2,415 (Chamberlain 2001) persons were homeless. These households represent the ultimate failure of our housing system.

Shelter continues to advocate for a significant change towards a more affordable and innovative approach to housing: in particular a more affordable and accessible housing system for families and individuals who are finding it increasingly difficult to secure sustainable long term affordable housing. Unfortunately, due to the increase in housing prices and rising rents, increasing numbers of people across Tasmania and Australia are living in unaffordable or short term and temporary housing.

Shelter's members' main concern is that lack of secure long term housing for low-income Tasmanians is reaching a crisis. The Housing and Supported Accommodation Service System (SAAP) is based on a continuum of support from homelessness to housing. This is no longer effective: the system is blocked due to the lack of affordable housing to exit people from crisis and transitional housing. This is reinforced by statistical evidence of increasing housing costs in Tasmania collated for Housing: Building a Better Future, the Tasmanian community sector policy position (see [www.sheltertass.org.au](http://www.sheltertass.org.au)).

*Between May 2000 and May 2007*

- house prices in Hobart rose 142%, house prices in Launceston rose 167% & house prices in Burnie rose 88%;

# executive officer's report cont.

- rents increased across all types of properties in all regions; and
- across the State the vacancy rate in the private rental market has fallen to under 3% (REIT 2000, 2007).

As noted above, NATSEM estimates some 26,000 Tasmanian households, or 10.6% of the population, are in housing stress (Harding et al 2004).

Between 2001 and 2006, the number of applicants on the public housing waiting list rose by 62% (SCRGSP 2003, 2007).

Between 2001 and 2005, the number of adults seeking support from crisis housing services rose by 28%, and between 2002 and 2005 the number of children accompanying them rose by 39% (AIHW 2007).

Research shows that some groups of people are particularly vulnerable to problems with housing because they experience a range of complex issues in addition to being on a low income. These groups include refugees, people with disabilities, people with serious mental illnesses, older people, indigenous people, young people and children. Existing housing services are limited in how they can respond to the additional needs of these groups by resource constraints and by the shortage of affordable housing. Shelter is supportive of the Government's funding of the Tasmanian Affordable Housing Ltd (TAHL) and its goal of building 700 homes, and is interested in monitoring its progress. This in itself, however, is not sufficient and is only one initiative of many that the Government can support.

With the Commonwealth State Housing Agreement, due to expire in mid 2008, it is crucial that the State Government now prepares Tasmania for what may happen post 2008 and have strategies in place to sustain the social housing system.

Shelter will continue with all stakeholders on seeking solutions to the current housing problems.

## Shelter Tas – Our Plan

### Governance and Strategic Direction

2006-7 is the first year of a new funding agreement with Housing Tasmania. Shelter is funded to represent the interests of housing consumers on low incomes and housing providers across Tasmania. To achieve this Shelter has to ensure sound governance practices are in place to manage and maintain its core operations. With this in mind the Shelter Management Committee instigated a new Workplan for 2006-9 that operates under seven key strategic objectives.

### Shelter's key strategic objectives for 2006-7 are:

1. To provide peak representation of housing issues to Government and the community statewide.
2. To provide a sustainable and accountable statewide organisation.
3. To contribute to a comprehensive, affordable, accessible and secure housing system, which emphasises Tasmania's distinctive socio-economic environment and unique circumstances.
4. To promote and participate in a Tasmanian housing research agenda.
5. To promote tenant participation and consumer protection across all sectors of the housing system.
6. To raise the profile and awareness of housing issues broadly across all sectors.
7. To promote and assist in developing the capacity of the community sector to provide sustainable and affordable housing options.

### 2006-7 Key Activities

This section addresses some of the key areas of work that Shelter has undertaken over the past year. The following section (Other Activities) lists a wider range of meetings and work Shelter has undertaken throughout the year.

# executive officer's report cont.

## The sector unites in a call for more action on Housing

To raise awareness with the State Government of the impact the housing crisis is having on low income housing consumers and the community sector in Tasmania. In 2007 Shelter, Anglicare and TasCOSS combined to facilitate a housing advocacy campaign on behalf of the community sector. The campaign to date has covered:

- A comprehensible advocacy and media strategy,
- Housing: Building A Better Future. A comprehensive solution focused sector policy position on affordable housing.
- State-wide housing advocacy day held at 16th October 2007. Representatives from the community sector - including, CEOs, community leaders, frontline housing support workers and constituents from across Tasmania - went to Parliament House to hold a lunch time Forum to meet with 37 of the state upper and lower house politicians, to ensure that taking action to address the housing crisis was seen as a priority for all parliamentarians.

As its top priority, the community sector will continue to focus on the issue of affordable housing. TasCOSS, Anglicare and Shelter will continue to facilitate a process of discussion, with a view to enforcement of the recommendations in the Housing: Building a Better Tasmania policy position.

## Submissions

### Do we need a Charter of Human Rights?

Shelter wrote a response to the Tasmanian Law Reform Institute discussion paper. November 07.

### National Inquiry into Youth Homelessness

This was a joint submission with Youth Network of Tasmania and the Tasmanian Council of Social Services to the National Youth Commission in June 2007.

### Tasmanian Legislative Council Select Committee Inquiry into Housing Affordability in Tasmania

In August 2007 Shelter responded to this inquiry with a submission that included the findings of 2 surveys

sent to member organisations, for clients who were homeless or renting to fill out. The submission also listed a range of recommendations for the committee to consider.

## Shelter Budget Submission 2008-9

As a peak body Shelter is committed to ensuring a State Budget Submission is delivered to Treasury each year as part of the community consultation process. The submission is based on consultation with members other community organisations and approved by the Shelter Management Committee. This year the submission was based on 8 key areas:

1. Affordable Housing - Social Housing
2. Private Rental Programs
3. Enhanced Capacity of the Community Sector
4. Consumer Protection in the Private Rental System
5. Home Ownership
6. An Improved Planning System
7. Responses to Homelessness
8. Migrant and Refugee Housing

## Communication

A key role for a peak body is to communicate with its members, stakeholders and the community. Shelter this year continued to facilitate and promote the exchange of housing and homelessness information with the following:

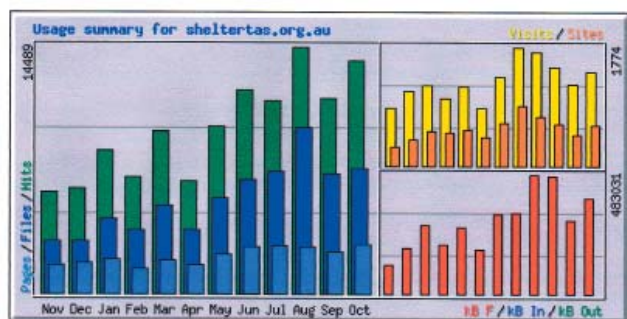
- Statewide Shelter Management Committee Meetings in Ross (dates posted on Web)
- Monitoring and review of a comprehensive Workplan
- Shelter Executive Meetings with Housing Tasmania
- Mail out to members, which includes:
  - *The Shelters newsletter ShelTashortz*
  - *Community Housing Federation of Australia Newsletter*
  - *A variety of current publications and promotional material*
- Regular Shelter e-news and emails providing update on Shelter's Activities.

# executive officer's report cont.

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

Since the Shelter web page was launched in July 2004 usage has more than doubled to 15,144 visits and 116,244 hits (see tables - next column).

The web page is updated weekly with a range of housing and homeless information, research, grants, tenders and public notices. All Shelter submissions and publications are posted on the site to enable wider community access.



Month	Daily Avg				Monthly Totals							
	Hits	Files	Pages	Visits	Sites	kB F	kB In	kB Out	Visits	Pages	Files	Hits
Oct 2007	456	244	95	46	599	389279	0	0	1402	2875	7349	13689
Sep 2007	382	235	81	40	470	297807	0	0	1227	2449	7064	11472
Aug 2007	467	314	88	47	629	474192	0	0	1472	2740	9749	14489
Jul 2007	364	231	91	54	739	483031	0	0	1696	2833	7171	11311
Jun 2007	398	222	90	59	892	328980	0	0	1774	2713	6689	11963
May 2007	317	180	75	43	640	324301	0	0	1334	2355	5609	9847
Apr 2007	220	125	55	28	423	178718	0	0	866	1661	3771	6601
Mar 2007	306	167	63	38	534	268043	0	0	1194	1974	5204	9516
Feb 2007	242	133	52	35	489	199153	0	0	997	1461	3738	6787
Jan 2007	271	141	64	38	509	279452	0	0	1204	1999	4391	8415
Dec 2006	199	99	59	36	392	183358	0	0	1117	1836	3083	6195
Nov 2006	199	104	55	28	281	116782	0	0	861	1672	3137	5981
<b>Totals</b>						<b>3523096</b>	<b>0</b>	<b>0</b>	<b>15144</b>	<b>26568</b>	<b>66955</b>	<b>116266</b>

## Conclusion

I would like to thank the wide range of people who provide such a positive and collaborative environment to work in and has enabled Shelter to achieve all that it has throughout this year. This includes but is not limited to:

- The Chair of Shelter Andy Witt for providing leadership and great support
- The Executive and Management Committee who, despite all having busy jobs, contribute their considerable knowledge and expertise.
- Fellow staff, Therese Bromfield and Trudy Kuilenburg for their work thought out the year.

- The Shelter members who this year have contributed to policy formation and submissions, as well as raising a broad range of issues and solutions on housing and homelessness services for the clients they deal with on a daily basis.
- The many tenants and people in housing crisis who share their experiences and know best what is needed to improve or access housing suitable to their needs. This gives Shelter stronger credibility when lobbying to improve housing policy.

On behalf of the Committee I would like to thank the Minister for Health and Human Services Lara Giddings and her advisors for their ongoing support and access. Also, the Executive Director of Housing Tasmania, Mercia Bresnehan, and the many Housing Tasmania staff we meet with and make contact with on a regular basis.

This year we would like to also say farewell and a big thank you to Kate Gould who had been on the Shelter Management Committee for a number of years as well as being a State Delegate.

To conclude, this year has really put Housing on the agenda and we now need some action.

Pattie Chugg  
Executive Officer

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- Harding, A., Phillips, B. and Kelly, S. 2004, Trend in housing stress, paper presented at the National Summit on Housing Affordability in Canberra, 28 June, 2004, NATSEM, Canberra
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# other activities

## Summary of Other Shelter Activities 2006-7

Shelter participated in, and provided State and National Delegates to, the following:

### National focus

#### National Shelter

- National Council Meetings in Melbourne and Brisbane
- National Housing Alliance
- State Reports

#### Council of Homeless Persons Australia

- Delegate and State Reports

#### Homelessness Australia

- National Peak hook-ups
- Board Member

#### National Community Housing Forum

- Policy Advisory Committee
- Board Member

#### Community Housing Federation of Australia

- Delegates and State Reports

### Tasmanian focus

#### Agency Sector Forum

- Housing Representative for Community Sector Meetings with the Minister for Health and Human Services

Meetings with the Minister's Advisors

Shelter Executive/Housing Tasmania Meetings

Meetings with Consumer Affairs and Fair Trading Supported Accommodation Assistance Program

- Statewide Industry Reference Group
- SAAP Southern Service Providers Group
- SAAP Northern Service Providers Group

#### TasCOSS

- Board Member
- Tasmanian Social Policy Council
- Peak Network Meetings

Affordable Housing Project with Anglicare and TasCOSS

Private Rental Support Service Reference Group

Women's Emergency Service Providers (WESP)

State Wide Youth Housing Group (SWYG)

62 Provider Meeting - Migrant and Refugee Issues

Range of other meeting as required

### Submissions & Proposals

Submission for Human Rights Charter for Tasmania

Joint Submission into National Inquiry into Youth Homelessness

Submission to Inquiry into Housing Affordability in Tasmania (including survey to clients accessing housing and homelessness services)

Submission to the State Government's State Budget Process

#### Research

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

#### Public Comment

Range of media interviews and media releases

# national shelter report



Shelter Tas is part of the National Shelter network which affiliates all State and Territory Shelters. National Shelter meets face to face twice a year at National Council Meetings, as well as keeping up regular contact via phone hook-up and emails. As this is a Federal Election year, it has been a particularly busy year for National Shelter, with a launch of National Shelter's Policy Platform for 2007: Australia Housing – A Fair Share? Work done at a national level has the potential for far greater affordable housing outcomes than can be achieved at the State level. National Shelter chairs the National Housing Alliance.

## Edited Chairperson's report to National Shelter AGM 2007

2007 has been a very exciting year for National Shelter, and for me as chairperson the most demanding so far. Since we met for our AGM in Darwin, in October 06 it has felt like an election campaign. Initially we were a tad optimistic about what we could achieve, but since February we have been all systems go.

### The Highlights

- November 06 I attended a Labor Community Sector Forum in Canberra and chaired a conference session at the ACOSS conference in Sydney.
- In December I went to Canberra where, with the Summit Group, we met with officials from Treasury, PM&C and FACSIA.
- Feb – April was spent drafting the National Shelter Policy Platform. April was a very busy month where we held our last NCM, launched the policy and conducted over 40 interviews via Radio, T.V. and Print in 2 days.

Later that same week I re-launched the policy at a fringe event of the ALP conference in Sydney and conducted another 10 media interviews and distributed over 200 copies of the policy to delegates at the conference. I also used the time to lobby a range of ALP figures and cement a good relationship with Shadow Housing Minister Tanya Plibersek.

In June, again with the Summit Group, we launched an updated Call to Action, did another round of media and met with the Policy Research Working Group of the Housing Minister's Advisory Council.

In July I attended and presented at the Labor Summit on Housing Affordability.

In August I attended an ACOSS forum regarding the future of the community sector and the Australia Fair report and met with Julia Gillard, Deputy Opposition Leader.

During September I have been in contact with all parties and asked each to write a 1200-1500 word article for us outlining their respective housing policies. Again we have continued to work in partnership with the Affordable Housing Summit Group, chaired by Julian Disney, which includes the ACTU, ACOSS, HIA, CHFA and the UDIA. This work has been pivotal in shaping the call for a National Affordable Rental Incentive and Labor's Rental Tax Incentive plan.

This group has provided its work in an impartial manner to both major parties and has met extensively with both Government and the Opposition to further the policy agenda.

# national shelter report

This work has placed National Shelter within a broad lobby, with real credibility, and enhanced our reputation as a solid but progressive peak body able to represent community interests as well as working in a national interest.

We often downplay the relevance of National Shelter, and feel downcast after 11 years without national funding. The past year has demonstrated that the base of funded State Shelters is still strong, that we have a healthy capacity for policy development and lobbying, and that we have every reason to look forward to the next year with confidence.

## Lowlights

There have not been too many low-lights but a few are impossible to overlook.

The intervention in the Northern Territory by the Federal Government raises far more questions than it answers. Whilst it is unarguable that Governments should act to limit child sexual assault, substance abuse etc., the manner in which the Federal Government has chosen to intervene in Indigenous Communities in the N.T. smacks of an over reaction to a long existing problem, by a heavy handed tactic that looks designed to achieve outcomes other than its stated purpose.

National Shelter has deliberately sought the views of Indigenous people over the past two years and we need to consider over the long term our reaction to this process.

The other low-light I will mention has been the decision of the Federal Government to threaten to remove Special Purpose Payments to the States

for social housing and tender those to the private and community sectors.

The move has the potential to end the CSHA and the formula for funding social housing in Australia. Whilst we should not be afraid of innovation we need to secure the rightful place of social housing as a part of the Australian housing system.

## Media

It has been a heavy year in the media by National Shelter standards. I think we have been mentioned in at least 100 media articles this year. I have appeared on Channel 7, 9 and ABC T.V., Sharan Burrow made the National ABC bulletin at our policy launch, and I have done media interviews in most weeks. Whilst this has lifted our profile considerably, it has become an issue in terms of work load in relation to my State role.

It has been a fantastic and exciting year to be Chairperson and I look forward to next year with more hope and some fear. It will be a make or break year in our future and I hope you all enjoy sharing it together.

Adrian Pisarski  
Chairperson  
National Shelter

# treasurer's report

## For the year ended 30th June 2007

Shelter commenced the 2006/2007 financial year showing \$26,651 in total equity.

Shelter Management committee approved a deficit budget for 2005/6 to ensure all activities planned for the year were provided for. However, due to the implementation of our new fee structure, the revenue from memberships rose to \$6,973 and together with extra grant funds, we were able to fulfil all our commitments without utilising a deficit facility.

The total grant received from DHHS was \$139,390. This was increased in line with CPI and included additional funding of \$15,000 which was rolled into our core funding to keep our organisation sustainable, enabling us to increase administration hours from two to three days per week.

In our annual State Budget Submission, we will continue to pursue funding for a community housing development officer to build the capacity of the community housing sector in Tasmania.

The [www.shelertas.org.au](http://www.shelertas.org.au) website has been extensively utilised by our members and by the Shelter Management Committee members, who are able to access information more quickly, download and print the Newsletter, as well as accessing information regarding meetings, statistics, etc. This has had a positive impact on information sharing and our printing budget, thank you everyone.

Although funding for a Shelter Tas vehicle was not granted for this year, Management decided that it was

necessary to approve a car allowance for the Executive Officer, within the next financial year. We will continue to pursue avenues of funding for the allowance in the future.

The Shelter Management Committee continued to have the accounts audited by Robert Dyson of Lorkin Delpero Harris Chartered Accountants. A copy of the Independent Auditor's report to the members of Shelter Tasmania is attached to the Annual General Report. 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 Trudy for the excellent way they maintain the financial records on behalf of Shelter.

As Treasurer for Shelter Tasmania, I would like to thank all the management committee members for their support and assistance and, in particular, Pattie for her enthusiasm and dedication to her position as Executive Officer.

I would also like to take this opportunity to thank the Director of Housing Tasmania for her continued support of Shelter Tasmania.

Avril Lever  
Treasurer  
Shelter Tasmania Inc  
30th October 2007



# Financial Package

**Shelter Tasmania Incorporated**

**SHELTER TASMANIA INCORPORATED**  
**STATEMENT BY MEMBERS OF THE COMMITTEE**  
**FOR THE YEAR ENDED 30 JUNE 2007**

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

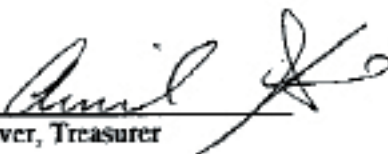
The Committee have determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the accounts.

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 2007; 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:

  
\_\_\_\_\_  
Andrea Witt, Convenor

  
\_\_\_\_\_  
Avril Lever, Treasurer

Dated this 22.10.07

**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 2007. 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.

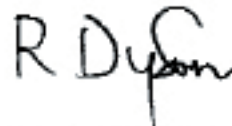
### **Qualifications**

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 2007 and the results of its operations for the year then ended.

**Lorkin Delpero Harris  
Chartered Accountants**



Robert Dyson - Auditor  
31 Davey Street  
HOBART TASMANIA

Dated 16/10/2007

**SHELTER TASMANIA INCORPORATED  
INCOME AND EXPENDITURE STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2007**

	2007	2006
	\$	\$
<b>INCOME</b>		
Bank Interest	4,055	2,606
DHHS Grants (Note 4)	139,390	114,839
Other Grants	-	3,975
Membership	6,973	2,525
Sundry receipts	164	83
<b>TOTAL INCOME</b>	<u>150,582</u>	<u>124,028</u>
<b>EXPENDITURE</b>		
Audit	1,375	1,310
Bank charges	290	236
Computer Expenses	1,148	2,814
Consultant's Fees	1,265	500
Depreciation	2,675	2,642
Electricity	1,203	1,084
Forums and Meetings	1,628	856
Insurance	1,296	1,278
Leave Provisions	8,715	1,968
Memberships	1,345	1,546
Office Expenses	1,253	345
Postage	625	742
Printing and Stationery	1,560	1,999
Rent	18,812	18,471
Resource Materials	498	75
Repairs and Maintenance	276	41
Staff Entitlement	3,526	2,309
Sundries	388	43
Superannuation	7,198	6,589
Telephone and Conferencing	2,125	2,000
Training	1,555	406
Travel and Accommodation	3,564	3,195
Unpaid Memberships	-	110
Wages and Salaries	81,432	75,965
<b>TOTAL EXPENDITURE</b>	<u>143,752</u>	<u>126,544</u>
<b>NET SURPLUS / (DEFICIT) FOR THE YEAR</b>	<u>6,830</u>	<u>(2,516)</u>

The accompanying notes form part of these accounts.

**SHELTER TASMANIA INCORPORATED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2007**

	2007	2006
	\$	\$
<b>CURRENT ASSETS</b>		
Commonwealth General Cheque Account	15,604	4,632
Commonwealth Cash Management Account	9,447	11,324
Commonwealth Employment Liability Account	39,037	28,604
Petty Cash	100	100
<b>TOTAL CURRENT ASSETS</b>	<u>64,188</u>	<u>44,660</u>
<b>NON CURRENT ASSETS</b>		
Equipment at Cost	25,934	24,299
Less Accumulated Depreciation	(15,166)	(12,491)
<b>TOTAL NON CURRENT ASSETS</b>	<u>10,768</u>	<u>11,808</u>
<b>TOTAL ASSETS</b>	<u>74,956</u>	<u>56,468</u>
<b>LIABILITIES</b>		
Trade Creditors	181	590
GST Liabilities		
GST Collected	2,744	2,297
GST Paid	(1,361)	(1,314)
Payroll Liabilities		
PAYG Tax	3,974	4,546
Provisions		
Annual Leave Provision	6,689	3,493
Annual Leave Loading Provision	1,170	611
LSL Provision	15,680	10,720
Staff Entitlement - Redundancy	19,228	15,704
<b>TOTAL LIABILITIES</b>	<u>48,305</u>	<u>36,647</u>
<b>NET ASSETS</b>	<u>26,651</u>	<u>19,821</u>
<b>EQUITY</b>		
Retained Earnings	19,821	22,337
Current Earnings/(Deficit)	6,830	(2,516)
<b>TOTAL EQUITY</b>	<u>26,651</u>	<u>19,821</u>

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 2007**

**NOTE 1: STATEMENT OF ACCOUNTING POLICIES**

This special purpose financial report has been prepared for distribution to the members to fulfil the Committee's financial reporting requirements under Shelter Tasmania's Constitution and the Associations Incorporation Act (Tas). The accounting policies used in the preparation of this report, as described below, are consistent with the financial reporting requirements of the Shelter Tasmania's Constitution and with previous years, and are, in the opinion of the Committee appropriate to meet the needs of members:

- (a) The financial report has been prepared on an accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to Shelter Tasmania Incorporated because it is not a "reporting entity".
- (c) Other significant policies:

**Depreciation of Non-Current Assets**

Depreciation is provided on fixed assets by charges against income at rates governed by the Commissioner of Taxation which will depreciate an asset over its normal useful life.

**Income Tax**

The Shelter Tasmania Incorporated is exempt from income tax under Section 23(g) (v) of the Income Tax Assessment Act 1936 (as amended), as the organisation has been established for community services purposes.

**NOTE 2: INCORPORATION**

Shelter Tasmania Incorporated was incorporated in 1981, under the Associations Incorporation Act, 1964 (as amended) in the State of Tasmania.

**NOTE 3: LIABILITY OF MEMBERS**

The rules of Shelter Tasmania Incorporated state that in the event of winding up of the association, members are not liable to contribute towards the payment of the debts and liabilities of the association.

**SHELTER TASMANIA INCORPORATED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 30 JUNE 2007**

<b>NOTE 4: GRANTS</b>	<b>2007</b>	<b>2006</b>
DHHS Grant Quarter 1	\$55,756	\$45,936
DHHS Grant Quarter 2	\$27,878	\$22,968
DHHS Grant Quarter 3	\$27,878	\$22,968
DHHS Grant Quarter 4	\$27,878	\$22,968
	<hr style="border-top: 1px dashed black;"/>	<hr style="border-top: 1px dashed black;"/>
<b>Total Grants (Excluding GST)</b>	<b>\$139,390</b>	<b>\$114,840</b>
	<hr style="border-top: 3px double black;"/>	<hr style="border-top: 3px double black;"/>

**SHELTER TASMANIA INCORPORATED**

**EXECUTIVE LIST 2006-2007**

**Chair**

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

**Vice Chair**

Gary Bennet  
Bethlehem House  
56 Warwick St  
Hobart 7000

**Secretary**

Suzanne Fisher  
Hobart City Mission  
50 Barrack St  
Hobart 7000


**Treasurer**

Avril Lever  
Hobart Womens Shelter  
PO Box 68  
New Town 7008

**Public Officer**

Kate Gould  
Red Shield Housing  
223 Macquarie Street  
Hobart 7000

**Larkin Delpero Harris  
Chartered Accountants**



Robert Dyson – Auditor  
31 Davey Street  
HOBART TASMANIA

Dated: 16/10/2007