



**Alliance Housing (WA)**

# 2019 ANNUAL REPORT

— Australind

— Bunbury

— Busselton

— Collie

— Eaton

— Manjimup

— Nannup

— Narrogin



*Supporting Affordable Housing in the South West*



## **Alliance Housing (WA)**

*Supporting Affordable Housing  
in the South West*

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## **Mission Statement:**

To become a significant Community Housing organisation in the South West and relieve housing related poverty by providing and managing quality, secure and affordable housing for those people on a low to moderate income. It is also our intent to develop and promote awareness of housing issues and in particular community housing within the framework of a "not for profit" organisation.

## **Aims and Objectives:**

Bunbury Housing Association (Inc.) trading as Alliance Housing (WA) is a Community Housing organisation that aims to relieve housing related poverty.

- To provide and manage secure and affordable housing for people on low or moderate incomes.
- To encourage tenant participation in the development, design and management of the accommodation provided by the association.
- To develop and promote awareness of housing issues and in particular Community Housing.
- To do all such lawful things as necessary, incidental or conducive to the fulfillment of the objectives required by the organizations Constitution.

## Alliance Housing WA – A look back and remember

**Bunbury Housing Association (BHA) was created in 1997 and the state Housing Authority (HA) at that time provided “seed funding” plus a small number of homes to assist in the development of a community housing sector in the south west.**

Internal discussions between staff on a re-branding of the organisation commenced in 2011 and after some rigorous debate the “birth” of Alliance Housing WA was created. In May 2012 the business name of Alliance Housing (WA) was registered. BHA is now a distant memory.

A series of meetings with the Housing Authority culminated in a Community Housing Agreement (CHA) being developed and signed. Through this agreement Alliance Housing partnered with the (HA) in some housing transfers.

The (HA) also provided Alliance Housing with growth status under our CHA and agreed to a target of two (2) homes per year in the initial stages. We have certainly exceeded the target, year after year.

Our growth was rapid and through targeted programs providing accommodation assistance to people with a disability (Combined Capital Bid) we were able to expand our service to other areas in the south west. This initiative also allowed us the opportunity to forge partnerships with the client service sector involved in caring for people with a need for support.

In 2016 the magic one hundred (100) homes under management was achieved, a mighty important milestone and one to be cherished by the Board and staff who have displayed the boundless energy and support through a number of years.

As at October 2018, Alliance Housing has now achieved 130 homes in total to manage.

Alliance Housing is now making a significant contribution to the South West and in the Wheatbelt region, housing adults and families, including 78 special needs tenants. Of the 130 properties, eleven houses are in Busselton, 10 units in Narrogin and 15 are Community Disability Housing Program (CDHP) houses.



## Board Members



**Jan Pederson**  
*Chairperson*



**Christine Penny**  
*Treasurer*



**Ben de Chaneet**



**Doug Wenn**



**Jason Shaw**



**Melfe Greenhalgh**



**John Benson**



**Rob Holmes**



**Andrew McRobert**



**Murali Mahendran**



**Anne Mitchell**  
*Retiring*



**Clark Ward**  
*Retiring*

## Staff



**Mike Bateman**  
*CEO*



**Kay Shaw**  
*Business Manager*



**Shirley Wood**  
*Administration Assistant*



**Rebecca McLean**  
*Tenancy Officer*



**Kathy Crossman**  
*Tenancy Officer*

## Chief Executive Officers Report 2018/2019

**The financial year was one of consolidation as we added another home to our portfolio in Glen Iris. This home is occupied by a client with a physical disability and with the assistance of "My Place" as the Agency providing the support we have achieved a successful outcome for a person deserving of this attention.**

The seniors' housing development at Donnybrook has proven to be difficult with the partners, at this stage unable to agree to the terms of the required contracts.

The long hours invested by Alliance Housing staff into the attainment of registration through the National Registration of Social & Community Housing (NRSCH) finally paid off as we are now registered as a Tier 3 community housing provider. This status will allow us to investigate a number of means to increase and improve our housing portfolio by way of borrowings or perhaps different management structures of government accommodation. While the benefits will not be immediate the long term outcomes will, I am sure, be of great value to Alliance Housing.

Our attempts to secure a large group dwelling Bunbury with the support and endorsement of the Department of Communities (Housing) was unsuccessful however this will not dampen our enthusiasm to engage with the Department if other opportunities present.

Currently Alliance Housing is in negotiations with a large community housing provider to form a partnership that will hopefully assist with our growth aspirations, improve our internal systems and practices while providing staff with security and associated benefits that a larger organisation may be able to offer. The Board has determined that our customer service will not be affected by any arrangement into the future.

The Board of Alliance Housing underwent some personnel change throughout the year and with a great degree of sadness we experienced the passing of Paul Connell and Peter Procter. Paul worked for Alliance Housing for a number of

years before serving as our Treasurer on the Board and was highly respected and well-liked by all those that knew him. Peter was always at the forefront of discussion when it came to assisting the "battlers" associated with Alliance Housing.



Through resignation we also lost Keryn Curtis, Sandy O'Neill, Clark Ward and Estelle Jay, I thank them very much for their service to our organisation and know we will keep in touch. Coming onto the Board with much experience in their fields of expertise are Murali Mahendran, Jason Shaw and Charlie Benson. The new and fresh ideas being brought to the Board table continue to challenge the Alliance staff and make us review our policies and processes at regular intervals.

Most importantly I want to touch on the pitfalls of a small organisation and how good, loyal and dedicated people face and overcome situations that at times present an enormous challenge. During the year we lost our two Tenancy Officers and our Receptionist which is a lot of hours and specific duties that need to be covered. Besides completing their own tasks Kay and Shirley managed the extra workload while we found replacement staff. Both are to be admired and congratulated for the effort they provided. I personally thank both of them and on behalf of the Board I know they would appreciate the service and diligence of Kay and Shirley.

Finally nothing goes to plan without an extraordinary person as the Captain and our Chair Jan Pedersen has provided leadership, guidance, sustained governance and importantly making the time to discuss and review potential projects that have the best interests of Alliance Housing in mind. From a personal perspective Jan has always given me the support and delegation to manage the organisation to the best of my efforts. We are stronger with Jan as our Chairperson.

**Mike Bateman**  
*Chief Executive Officer*

## Chairperson's Report

**What a dynamic year it has been for Alliance Housing, with a range of opportunities that will enable us to further our objectives in provide affordable housing for greater numbers of deserving local residents. Unfortunately, despite lengthy and thorough investigations, a number of these are still in the wings and others appear to be closed off for the present.**

We continue to strengthen relationships with government ministers, local members of parliament and local government key decision makers and thank them for helping press for ways we might expand affordable housing options towards easing the ever-increasing demand.

We also appreciate the cooperation of kindred housing and support agencies who share with us meeting the needs of our special needs clients.

I wish to extend my personal thanks to Board members for the support they have shown me as Chair and the time and talents they have contributed to Alliance Housing. A formal welcome to John Benson, Murali Mahendran and Jason Shaw who joined us this year and tenant representative Melfe Greenhalgh - all are making strong contributions to Board. This year we introduced the Risk and Audit Committee to streamline matters coming before Board for decision.

Sadly, during the year we lost two long serving Board members in Paul Connell and Peter Proctor who over time helped shape Alliance. We have also farewelled a number of others who have contributed to Board and have moved on to serve in other community roles.

Board members have generously made time to attend workshops to better understand legislative requirements about roles, responsibilities and probity and devising policies, procedures and strategic plans towards our attaining National Regulatory System for Community Housing (NRSCH) Tier 3 registration. Our sincere gratitude to Mike, Kay and Shirley for their "above and beyond" contributions to formulating and cross referencing every minute detail of these regulatory documents leading to our attaining the mandatory national registration.

Raising community awareness of our organisation's

achievements is important and we draw attention to our amazing and consistently high tenant satisfaction rate at every opportunity and we now have a professional website.

The well-being of our tenants is paramount and we extend particular thanks to our Tenancy Officers who assist our tenants from selection through to assisting with their everyday needs. Thank you ladies. Board enjoyed meeting with several tenant groups and inspecting current and future development sites during our annual AH housing tour and enjoyed getting to talk with some of our tenants at the BBQ meet and greet in our Albert Street facilities.

We are exploring potential partnerships that would extend our reach and excellent service delivery. I'd like to acknowledge the extensive, thorough work of our CEO Mike and Business Manager Kay who are spearheading these comprehensive explorations, and Board extends thanks to you both for your diligence in researching and presenting Board with comprehensive, thorough discussion and financial documents.

There's another exciting year ahead for us as we further explore and consolidate organisational partnering opportunities and work to ensure Alliance Housing remains a leading, vibrant community housing provider outside the Perth metropolitan area; expanding to meet the needs for affordable housing for many more WA worthy families and individuals.

It is invigorating being part of this organisation where Board and Staff continually work at maintaining a high level of professionalism, exemplary legal conformity, financial stability and recognition as a productive forward thinking community housing organisation that demonstrates a high level of care about our tenants and their wellbeing.

Thank you all for your interest in furthering the work of our organisation and thank you for your attendance today and for sharing your "participation" in Alliance Housing.

**Jan Pederson**  
*Chairperson*



## Treasurer's Report



**The audited financial statements of Alliance Housing (WA) are presented for 2018-2019 and reported as satisfactory in the opinion of auditor Des Duplex of Vickery Accounting. The positive report received described the organisations accounts as being in good order and the financial management review as sound.**

The total Operating Income for the year was \$1,365,340, Property Management costs for the year were \$419,645, which was slightly more than last year but is relative to the managed funds. Administrative Expenses totalled \$557,418 giving a total surplus for the year of \$388,277.

Alliance Housing WA's sound financial position included reserve accounts as listed:

Accumulated Funds at start of the year	<b>\$2,139,707</b>
Asset Revaluation Account	<b>\$2,233,238</b>
BAPHC Funds	<b>\$3,299,193</b>
Surplus for the period	<b>\$388,277</b>

I am pleased to report this has resulted in total equity of \$8,060,415, putting the organisation again this year into good stead for our future financial investment into providing tenancies for clients in our local regions.

I would like to thank the staff at Alliance Housing for the support I received again this year as Treasurer. Without their ongoing support I would be unable to fulfil my role. It has been my pleasure to serve in the role of Treasurer for this organisation and to see the continual growth of Alliance Housing WA.

**Christine Penny**  
Treasurer

Opening accumulated fund (1/7/2016)	<b>\$2,139,707</b>
Asset Revaluation Reserve	<b>\$2,233,238</b>
Surplus for year	<b>\$388,277</b>
<b>Total equity</b>	<b>\$8,060,415</b>

# Auditor's Report

## ALLIANCE HOUSING (WA) FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2019 INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS

#### Audit Opinion

We have audited the financial report of ALLIANCE HOUSING (WA) , which comprises the statement of financial position at 30 June 2019, the statement of profit or loss and other comprehensive income, statement of changes in equity, statement of cash flows for the year then ended, notes to the financial statements including a summary of significant accounting policies and the responsible persons declaration.

In our opinion the accompanying financial report is in accordance with the requirements of ACNC Act including:

- (a) giving a true and fair view of the registered entity's financial position as at 30 June 2019 and of its financial performance for the year then ended; and
- (b) complying with Australian Accounting Standards to the extent described in Note 1

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of this report. We are independent of the registered entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of *Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

#### Emphasis of Matter - Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the entity's financial reporting responsibilities. As a result, the financial report may not be suitable for another purpose.

#### Responsibility of the Responsible Persons

The responsible persons of the registered entity are responsible for the preparation of a financial report that gives a true and fair view and have determined that the basis of preparation described in Note 1 is appropriate to meet the entity's requirements and the needs of the members. The responsible persons' responsibility also includes such internal control as they determine is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report the responsible persons are required to assess the entity's ability to continue as a going concern, disclosing, as applicable, matters relating to a going concern and using the going concern basis of accounting unless they intend to liquidate the entity or cease



## Auditor's Report

operations or have no realistic alternative but to do so.

### Auditor's Responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of the audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

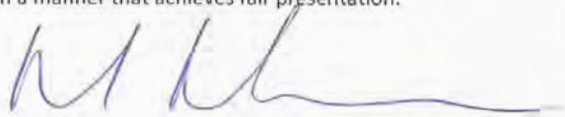
Identify and assess the risks of misstatement in the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the responsible persons.

Evaluate the appropriateness of the entity's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the entity to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.



D S Duplex, CPA  
Vickery Accounting

Dated: 25 September 2019

# Statement of Financial Position

## As at 30 June 2019

2018		2019
	<b>ACCUMULATED FUNDS</b>	
1,839,063	Accumulated Funds at start of year	2,139,707
2,233,238	Asset Revaluation Reserve	2,233,238
4,043,577	BAPHC Funds Transferred	3,299,193
<u>300,644</u>	Surplus for the period	<u>388,277</u>
<b>8,416,522</b>	Accumulated Funds at year end	<b>8,060,415</b>
	<u>This was represented by:-</u>	
	<b>CURRENT ASSETS</b>	
161,515	Cash at Bank - Working Account	197,087
9,748	Cash at Bank - REST Working Account	9,666
747,046	Cash at Bank - Term Deposits - 8701 & 9309	747,000
292,788	Cash at Bank - Business Cash Reserve 238128	293,151
46,971	Prepayments & Accrued Income	52,965
216	Debtors	216
<u>300</u>	Petty Cash	<u>300</u>
<b>1,258,584</b>		<b>1,300,365</b>
	<b>less CURRENT LIABILITIES</b>	
9,748	Bonds & Other Funds Held in REST	9,666
7,205	Accrued Wages	10,580
5,911	Insurance Settlement Advance	1,802
720	Corporate Credit Cards	1,374
-4,094	GST & Payroll Liabilities	-378
<u>17,197</u>	Creditors	<u>9,019</u>
36,687		<b>32,063</b>
<b>1,221,897</b>	<b>NET CURRENT ASSETS</b>	<b>1,268,302</b>
	<b>add NON - CURRENT ASSETS</b>	
81,577	Office Equipment	86,273
<u>-79,038</u>	Less Accumulated Depreciation	<u>-79,196</u>
40,989	Motor Vehicle at Cost	40,989
<u>-3,416</u>	Less Accumulated Depreciation	<u>-13,663</u>
2,287,794	Rental Properties at Cost	2,287,794
2,145,000	Rental Properties at Valuation	2,145,000
<u>3,388,125</u>	Rental Properties Transferred from BAPHC	<u>3,388,125</u>
<b>7,862,031</b>		<b>7,855,322</b>
	<b>less NON - CURRENT LIABILITIES</b>	
0	BAPHC - Lease for Life Contingent Liability	747,000
340,000	Business Loan Account	0
27,122	Unused Annual Leave Provision	32,498
44,174	Unused Long Service Leave Provision	27,600
<u>256,110</u>	Provision for Maintenance	<u>256,111</u>
667,406		<b>1,063,209</b>
<b>8,416,522</b>	<b>NET ASSETS</b>	<b>8,060,415</b>

# Statement of Financial Performance

## As at 30 June 2019

### ALLIANCE HOUSING (WA) STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2019

<u>2018</u>	<b>OPERATING INCOME</b>	<u>2019</u>	
1,143,790	Property Income	1,315,433	
5,573	Property Income - Management Fees	876	
34,730	Property Income - Tennant Liability	34,765	
<u>4,171</u>	Interest & Sundry Income	<u>14,266</u>	
<b>1,188,264</b>			<b>1,365,340</b>
	<b>OPERATING EXPENDITURE</b>		
	<b>Property Management</b>		
40,315	Insurance - Landlord	49,318	
112,811	Property Maintenance - General	122,832	
108,238	Rates, Service Charges & Levies	148,610	
<u>76,688</u>	Long Term Maintenance	<u>98,885</u>	419,645
338,052			
	<b>Administrative Expenses</b>		
1,539	Advertising, Promotion & Events	2,098	
4,125	Accounting & Audit	5,445	
8,003	Bad Debts Written Off	2,855	
2,495	Bank Charges & Transaction Fees	2,758	
14,178	Consultants & Legal	21,684	
10,109	Computer & IT Expenses	13,423	
13,235	Depreciation & Profit/Loss on Disposal	11,406	
4,341	Employee Fringe Benefits	1,154	
22,186	Loan Interest & Expenses	3,169	
3,100	Marketing & Web Expenses	2,930	
1,202	Minor Equipment Purchases	2,903	
4,569	Office Expenses	4,586	
2,267	Postage	2,572	
4,765	Printing, Fax, Stationery and Photocopying	7,849	
3,576	Professional Indemnity & General Insurance	3,863	
50,469	Rent, Service Charges & Electricity	47,373	
6,503	Repairs, Maintenance & Sundries	5,807	
511	Security	511	
2,095	Subscriptions, Licenses & Govt. Charges	1,051	
31,753	Superannuation	32,938	
6,751	Telephone	6,899	
3,579	Training & Other Staff Expenses	8,499	
14,532	Travel, Motor Vehicle, Accommodation & Meals	14,426	
331,806	Wages & Salaries	349,140	
<u>1,879</u>	Workers Compensation Insurance	<u>2,079</u>	557,418
<b>887,620</b>	<b>Total Expenditure</b>		<b>977,063</b>
<b>300,644</b>	<b>OPERATING SURPLUS</b>		<b>388,277</b>

## Statement of Changes in Equity

### ALLIANCE HOUSING (WA) STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2019

<u>2018</u>		<u>2019</u>
4,072,301	Balance of Equity at start of the financial year	8,416,522
300,644	Total Comprehensive Income for the year	388,277
0	BAPHC- Additional Funds Transferred In	2,616
<u>4,043,577</u>	BAPHC- Lease for Life Commitment Transferred to Liabilities	<u>-747,000</u>
<b>8,416,522</b>	Balance of Equity at end of the financial year	<b>8,060,415</b>

## Statement of Profit and Loss

### ALLIANCE HOUSING (WA) STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2019

STATEMENT OF COMPREHENSIVE INCOME		
<u>2,018</u>		<u>2,019</u>
<b>300,644</b>	Net Surplus for the year	<b>388,277</b>
<b>Other comprehensive income</b>		
0	Items that will not be reclassified subsequent to profit or loss	0
0	Items that will be reclassified subsequent to profit or loss	0
<b>300,644</b>	<b>Total comprehensive income for the year</b>	<b>388,277</b>

# Financial Report

## ALLIANCE HOUSING (WA) FINANCIAL REPORT STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2019

	2018	2019
	\$	\$
<b>Cash flows from Operating Activities</b>		
Receipts from Government Grants - recurrent		
Receipts from Government Grants - non-recurrent	0	0
Receipts from Other Sources	1,179,329	1,351,678
Interest received	1,772	11,812
Payments to suppliers and employees	-858,009	-985,633
<b>Net cash provided by / used in operating activities</b>	<b>323,092</b>	<b>377,857</b>
<b>Cash flows from Investment Activities</b>		
Proceeds from sale of plant and equipment	17,273	0
Payments for purchase of property, plant and equipment	-43,396	-4,695
Other Investment Inflows	655,452	2,625
<b>Net cash provided by/used in investment activities</b>	<b>629,329</b>	<b>-2,070</b>
<b>Cash flows from Financing Activities</b>		
Proceeds from Borrowings	0	0
Repayment of Borrowings	-200,000	-340,000
<b>Net cash provided by / used in financing activities</b>	<b>-200,000</b>	<b>-340,000</b>
Net Increase/(Decrease) in Cash Held	752,421	35,787
Cash at the Beginning of the Reporting Period	458,976	1,211,397
<b>Cash at the End of the Reporting Period</b>	<b>1,211,397</b>	<b>1,247,184</b>
<b>Notes to the Statement of Cash Flows</b>		
<b>Reconciliation of Cash</b>		
Cash on Hand	300	300
Cash at Bank	1,211,097	1,246,884
Other (specify):		
	<b>1,211,397</b>	<b>1,247,184</b>
<b>Reconciliation of Net Cash Used in Operating Activities to Operating Result</b>		
Operating Result	300,644	388,277
Depreciation /Asset Revaluations (net)	13,234	11,405
Increase / (Decrease) in Provisions	-962	-11,206
(Increase) / Decrease in Current Receivables	-1,411	-5,994
(Increase) / Decrease in other Current Assets		
Increase / (Decrease) in Creditors & Payables	11,587	-4,625
Other (specify):		
<b>Net Cash provided by / used in Operating Activities</b>	<b>323,092</b>	<b>377,857</b>

# Statement of Accounting Policies

## ALLIANCE HOUSING (WA) NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2019

### 1. Statement of significant accounting policies

The committee has prepared the financial statements on the basis that the entity is a non-reporting entity because there are no users dependent on a general purpose financial report. The financial report is therefore a special purpose financial report that has been prepared in order to meet the requirements of the ACNC Act. The organisation is a not for profit entity for the purpose of preparing financial statements under Australian Accounting Standards.

These financial statements have been prepared in accordance with the recognition and measurement requirements specified by Australian Accounting Standards and Interpretations and the disclosure requirements of AASB 101 *Preparation of Financial Statements*, AASB 107 *Statement of Cash Flows*, AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* and AASB 1054 *Australian Additional Disclosures*.

#### Basis of preparation

The financial statements have been prepared on an accruals basis and are based on historical costs unless specifically advised otherwise. The going concern assumption has been applied.

The following significant accounting policies, which are consistent with previous years unless stated otherwise, have been adopted in the preparation of this financial report:

#### Income Tax

The entity is exempt from income tax pursuant to the provisions of the Income Tax Assessment Act.

#### Property, Plant & Equipment

Where applicable each class of property, plant and equipment is carried at cost (unless specifically stated otherwise) less accumulated depreciation.

#### Depreciation

Where applicable depreciation is charged on plant and equipment at rates determined by their estimated useful lives and using the reducing balance method. Assets with a cost of less than \$1,000 are written off in the year of purchase.

#### Employee Benefits

Where applicable Annual Leave and Long Service Leave are accrued at current rates of pay for all eligible staff.

## Statement of Accounting Policies

### ALLIANCE HOUSING (WA) NOTES TO AND FORMING PART OF THE ACCOUNTS (Continued) FOR THE YEAR ENDED 30 JUNE 2019

#### Significant management judgement in applying accounting policies & Estimation Uncertainty

Management undertakes a number of judgements, estimates and assumptions about recognition and measurement of assets, liabilities, income & expenses. The actual results may differ from the judgements, estimates and assumptions made by management and will seldom equal the estimated results.

The following are the significant management judgements that may have been used in applying the accounting policies of the entity:

#### *Useful lives of depreciable assets*

Management reviews the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Actual results may vary due to many factors including obsolescence.

#### *Provisions - Long Service Leave and Annual Leave*

The liability for long service leave and annual leave is recognised and measured at the present value of estimated future cash flows at reporting date. In determining the present value of the liability attrition rates, pay increases and inflation are taken into account.

#### **Audit Fees**

Audit fees of \$5,445 were paid to Vickery Accounting during the financial year.

#### **BAPHC Lease for Life Contingent Liability**

The Lease for Life Contingent Liability recognises deposits paid by tenants which are repayable upon termination of the Residence Contract.

# The Alliance family...

## Don Macpherson

**One of our new tenants, Don, recently gave his story of how quickly someone's circumstances can change, putting them into hardship and homelessness.**

Don had been in well paid employment with a local mining company for a number of years but due to a knee injury was unfortunately forced to resign.

Due to the injury, he went onto a Centrelink Newstart payment but because this was not adequate to pay for good accommodation, he began living in his car at the beach. His washing and showering was done at his ex-wife's home. Sadly the car was his home for a period of around six months.

Eventually Don found accommodation he could afford at a Caravan Park in an on-site van. The costs were still somewhat expensive, leaving him with very little to exist on over the fortnightly payment cycle from Centrelink. The environment of the Caravan Park was also problematic with numerous social impacts affecting his stay.



He had been renting the caravan for 5 months, when he received a phone call from Alliance Housing offering him a Community Housing home.

The process was easy and the placement fast. He is very happy with his unit where he now pays less rent and has been able to develop the gardens and grounds at the property, which he loves doing. He is proud of how many compliments from neighbours he has received, on how good it looks.

He is now positive and looking to the future when his knee is healed and he can hopefully return to meaningful work.

Alliance staff have visited the unit a number of times and the way the property is presented is wonderful and Don is to be commended for his efforts, we welcome Don to the Alliance Housing family and hope he is with us for a long and enjoyable time.

## Judy Smith

"I have always been a cat lover and since I began travelling 19 years ago have been sorely tempted to find one for a travelling companion. I decided to bite the bullet when I was in Townsville and found my beautiful Edwina on the 'Townsville Rehoming' site. She was only ten weeks old when I brought her to live with me. She loved my bus but was not fond of the travelling part and would always hide.

When I learned that I was in line to get a place at Danjangerup Cottages I was elated as I wanted to move to Nannup, having loved the town for many years.

As there were no pets at the cottages, I knew I needed the acceptance of the residents and fortunately there was no objection there. The fact that there is so much evidence available as to the health benefits for Seniors having pets

was also an important consideration. I was then very grateful that Alliance Housing was able to accommodate my request to keep my cat (Eddie).

For me, moving into my unit here has been quite a huge task as my bus cannot be parked nearby. So began the process of unloading 19 years of my life and re-homing it. Then I needed to set about finding furniture on a minimal budget. I have been fortunate in that my dear friends and family have given me different items and I have found other pieces on the various 'Buy & Sell' internet sites.

We are now quite settled in Nannup and loving it.

Thanks To all the Alliance Team







## Lyn and Shelby

**When I left Brisbane and came back to Bunbury it was hard to leave the grandies and Shelby, my beautiful 5 year old Labrador. However, it was a wonderful surprise when my son called to ask if I could have Shelby. She was missing me and they weren't able to spend very much time with her.**

Shelby's plane arrived at Perth airport 1.00 am on a cold Tuesday morning, then it was a long drive back to Bunbury, fortified by Maccas coffee and frequent licks from an excited dog.

It's taken a week or two for her to acclimatise to her new home with all the unfamiliar smells, sights and sounds. After all Bunbury is not at all like Brisbane. But she has settled in well and is an absolute joy to share my life with.

We've visited the dog club, we go to the Dog Park, love the beach and spending time with my granddaughter (our official dog sitter when I go to choir).

Having Shelby means so much to me. She is a great companion, increases my personal security and, most importantly, forces me to get more exercise.

A huge thank you to Alliance and my neighbours for giving her that opportunity.

Cheers  
Lyn

The story opposite is Lyn's however I need to elaborate somewhat and provide an overview on a person I consider a friend and a valuable community member of Bunbury specifically and the south west generally.

Lyn has always gone the "extra yard" to help those in the community who need assistance and over time been placed on numerous groups and committees where the sole intent was to make the lives of people who need assistance just that little bit better. Lyn was also a Board Member of Alliance Housing for a few years and provided great insight into the needs of those seeking help in all forms.

When Lyn returned from Queensland and was seeking suitable accommodation Alliance Housing was only too pleased to assist as after all this time helping others it is our turn to give back to a wonderful person and now a member of the Alliance Housing family, below is Lyn's snapshot of recent events.

The best wishes Lyn

*Mike Bateman*

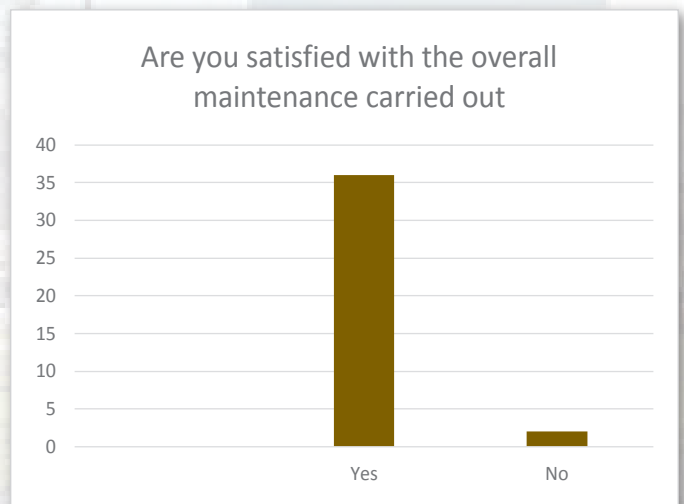
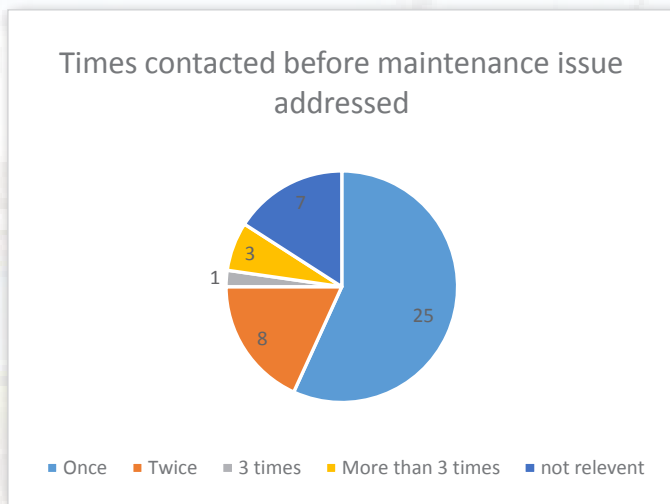
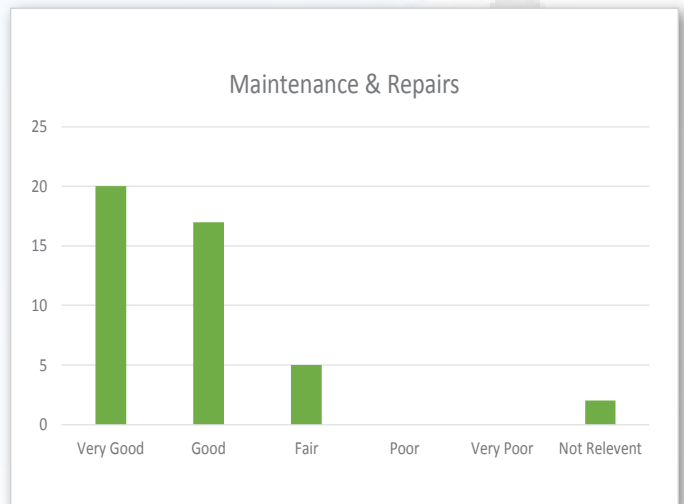


**My name is Mirna. I came to Australia with my children on a humanitarian visa after going through a difficult time in Syria and Lebanon.**

**We arrived a few months ago and we are very grateful for Alliance housing who arranged a house for us to settle in and start a new life in a great country**

**An ex tenant and family who has previously been housed by Alliance Housing for 19 years, has recently purchased a new unit through Keystart. To become a Home Owner has long been the dream of the family and to overcome adversity and attain the home is a wonderful result. Community Housing is always seen as a pathway to Home Ownership if that is the aspiration of our clients.**

# Results from Tenant Survey 2019

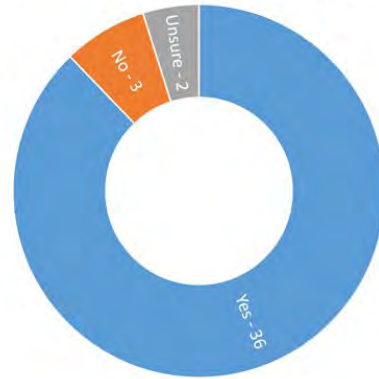


# Results from Tenant Survey 2019

Handling of rent calculations, payment and reviews



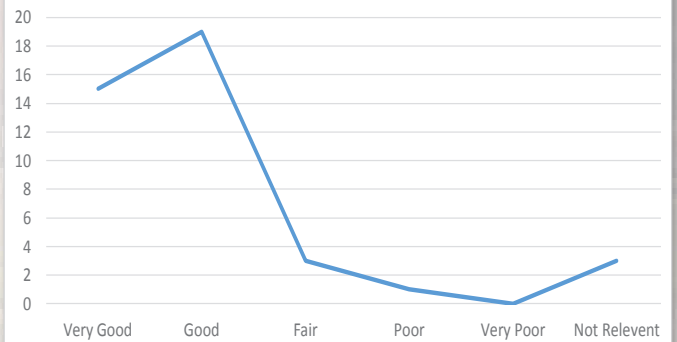
Know how to make a complaint



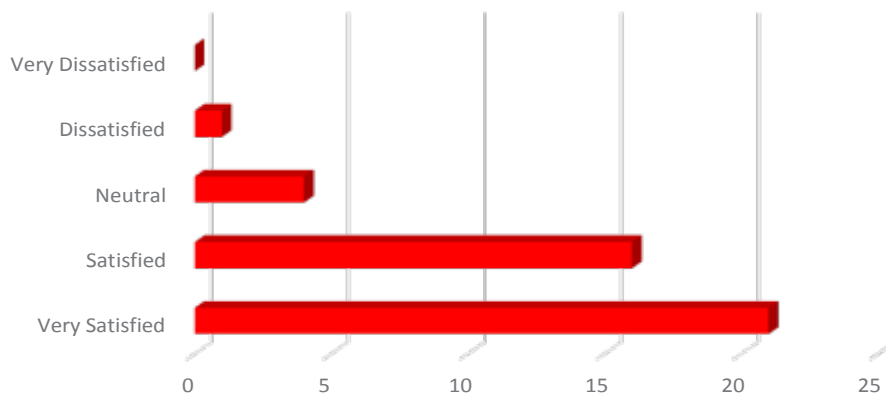
Satisfaction of property condition



How useful is information provided by Alliance Housing to you? (tenant handbooks, newsletters etc)



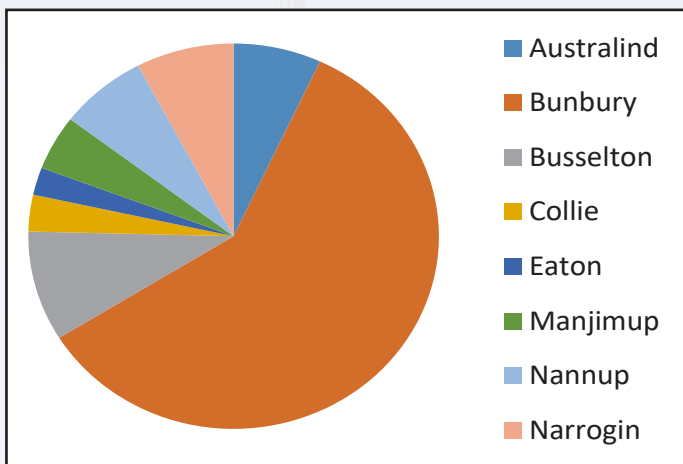
Overall satisfaction



# Accommodation Statistics

## PROPERTY

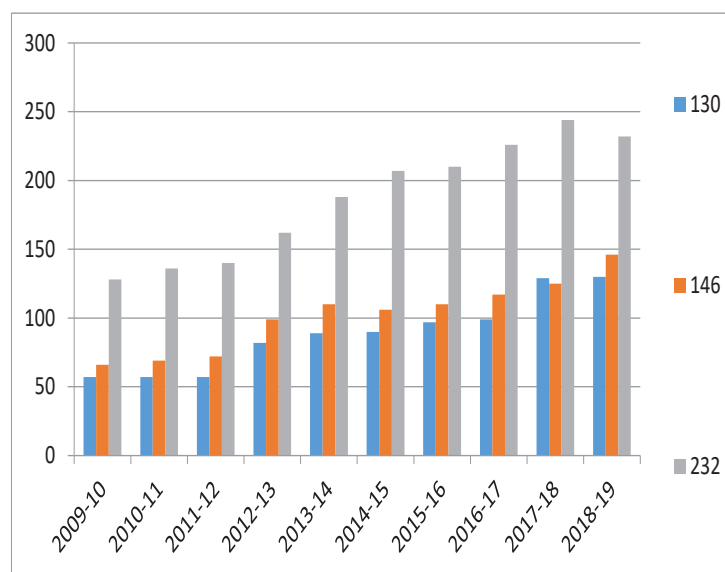
### Property Locations (130)



### Locations by Postcode

Australind	6233	9
Bunbury	6230	77
Busselton	6280	12
Collie	6225	4
Eaton	6232	3
Manjimup	6258	6
Nannup	6275	9
Narrogin	6312	10
<b>Total</b>		<b>130</b>

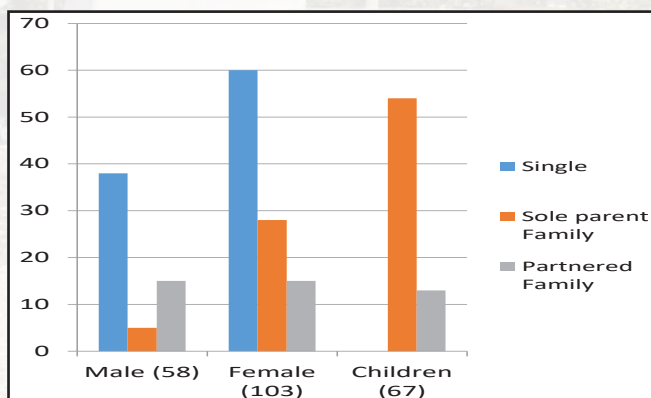
### Growth 2008 - 2019



Year	Property	Tenancies	Occupants
2007-08	53	75	113
2008-09	54	73	131
2009-10	57	66	128
2010-11	57	69	136
2011-12	57	72	140
2012-13	82	99	162
2013-14	89	110	188
2014-15	90	106	207
2015-16	97	110	210
2016-17	99	117	226
2017-18	129	125	244
2018-19	130	146	232

## ACCOMMODATION

### Family Types and Occupants Numbers (228)



# Alliance Housing (W.A) Minutes Of The Annual General Meeting

## Minutes of the Annual General Meeting held Wednesday 17th October 2018 – 12 noon at Alliance Housing, U2/93 Albert Rd Bunbury WA.

### OPENING OF MEETING

Chairperson Jan Pedersen opened the meeting at 12 Noon and welcomed all present.

A moments silence and reflection in honour of Paul Connell.

### PRESENT

Jan Pedersen	Alliance Housing WA
Doug Wenn	Alliance Housing WA
Christine Penny	Alliance Housing WA
Clark Ward	Alliance Housing WA
Estelle Jay	Tenant
Daphne Smith	Tenant
Kay Shaw	Alliance Housing WA
Shirley Wood	Alliance Housing WA
Mike Bateman	Alliance Housing WA (CEO)
Rachel Davis	Alliance Housing WA (Staff)
Jenna Dewar	Alliance Housing WA
Jason Shaw	
Melfe Greenhalgh	Tenant
Ben de Chaneet	Recruitwest
Anne Mitchell	

### APOLOGIES

Rob Holmes	Alliance Housing WA
Andrew McRobert	Alliance Housing WA
Adele Farina	MP
Colin Holt	MP
Iain Massey	Upland
Gary Brennan	Mayor of Bunbury
Nicole Gibbs	CEO - Accordwest

### ACCEPTANCE OF MINUTES OF 2017 ANNUAL GENERAL MEETING

**Recommendation:** That the minutes of the 2017 AGM held 18th October 2017 be accepted a true and correct record.

**Moved:** Christine Penny  
**Seconded:** Doug Wenn  
**Carried**

**Any questions arising from previous minutes:**  
None

### CHAIRPERSON'S REPORT

Chairperson Jan Pedersen's Report was presented on page 3 of the Annual Report. Jan read out the report in summary.

Jan thanked the Board members, CEO and staff for their valuable contributions during the past year. Jan advised that Estelle Jay is stepping down from the Board and thanked her.

### **Moved acceptance of Chairman's Report:**

Doug Wenn

**Seconded:** Clark Ward

**Carried**

### EXECUTIVE OFFICER'S REPORT

Mike Bateman presented his report as contained on Page 2 of the Annual Report, and advised:

In the last AGM minutes it was noted that Royalties for Regions had withdrawn the money for the Donnybrook project. A new scheme has since been developed called RAAP (Regional Aged Accommodation Program). Grant of \$2M approved to fund the construction of 11 units of seniors housing.

We now have a portfolio of 130 properties.

City of Busselton currently manage 50 properties, Alliance Housing is currently in talks with the City to determine their plans for housing.

Spoken with the Senior Director of Housing, re the Admiral Inn. There may be some issues with this project.

Still talking further about new construction in Bunbury and a project at Brunswick Junction

Board have had training from Iain from Upland Consulting and another one will be carried out.

**Thank you to the Board and Staff.**

**Any questions for the CEO:** None

### **Moved acceptance of the CEO's Report:**

Christine Penny

**Seconded:** Clark Ward

**Carried**

### TREASURER'S REPORT

Christine Penny presented the Treasurer's and Audit Report. The reports are on pages 4 to 8 of the Annual Report indicating:

In the financial year 2018 rental income finally exceeded the \$1 million dollar mark. This was made possible by the increase in property numbers this year. The increases came from an additional 10 units in Narrogin, 20 units transferred to us after the wind up of Bunbury Aged Persons Housing Collective and full management of 9 units in Nannup.

This increase in turnover has enabled us to invest more funds into our property portfolio with \$112,811 spent on responsive maintenance and \$76,688 invested in planned cyclical maintenance.

A well-managed budget during the year has resulted in a surplus for the year of \$300,644.

# Alliance Housing (W.A) Minutes Of The AGM...continued

This surplus has enabled us to reduce the business loan used to purchase our Collie properties by \$200,000.

The wind up of Bunbury Aged Collective increased our balance sheet asset portfolio by the sum of \$3.38 million and \$747,046 cash at the bank. The cash funds to be invested in term deposits set aside for lease for life tenant payouts.

All surpluses are invested into our properties or into planned projects that enable our future growth.

Thanks to Kay for all her work.

**Any questions arising from either reports:**  
None

**Moved acceptance of the Treasurer's Report:**

Christine Penny

**Seconded:** Doug Wenn

**Carried**

## DISSOLUTION OF 2017/2018 COMMITTEE

The Chairperson declared all positions vacant and called on Doug Wenn to take the chair for the election of the Chairperson for the ensuing year.

## APPOINTMENT OF AUDITOR

**Recommendation:** Des Duplex to be appointed as auditor for the financial year 2018-2019

**Moved:** Doug Wenn

**Seconded:** Christine Penny

**Carried**

**Question asked by Jason Shaw** – How long can the same Auditor be appointed before changing to a new one?

**Answered by CEO** – the new registration under NRSCH may require us to change Auditors after using the same one after a set period of years.

## GENERAL BUSINESS

Those having a Lease for Life would like to be addressed as residents not tenants. 10 people are involved in this request. The Retirement Villages Act will be checked to seek the correct term.

The Tenant Handbook needs to address and be relevant to both tenants and residents.

**Next Board meeting will be on 21/11 at noon. New Board members can come at 10.30 for an induction.**

## CLOSE OF MEETING

There being no further business Chairperson Jan Pedersen declared the Annual General Meeting 2018/2019 closed at 12.50 pm and invited all to enjoy refreshments together.

## ELECTION OF 2018-2019 OFFICE BEARERS AND BOARD OF MANAGEMENT

**Nominations had been received for the following positions**

Chairperson:	Jan Pedersen	Re-nominated	Accepted
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Jan Pedersen resumed the Chair.

Treasurer:	Christine Penny	Re-nominated	Accepted
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Board Member:	Robert Holmes	Re-nominated	Accepted
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Board Member:	Doug Wenn	Re-nominated	Accepted
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Board Member:	Clark Ward	Re-nominated	Accepted
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Board Member:	Andrew McRobert	Re-nominated	Accepted
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### Moved Nomination Seconded

Board Member:	Jason Shaw	Christine Penny	Doug Wenn	Accepted
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Board Member:	Anne Mitchell	Clark Ward	Christine Penny	Accepted
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Board Member:	Ben de Chaneet	Christine Penny	Clark Ward	Accepted
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Board Member:	Melfe Greenhalgh	Jason Shaw	Ben de Chaneet	Accepted
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Welcome to Anne, Melfe, Jason & Ben as new Board Members.

**The 2018/2019 Board was declared elected.**

# ALLIANCE HOUSING VALUED PARTNERS



**WE  
LIFE WITHOUT BARRIERS  
VE**





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