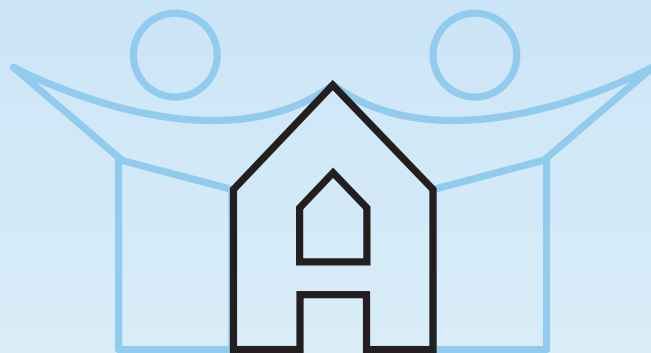


Annual REPORT 2021



Supporting Affordable Housing in the South West



Alliance Housing (WA)

BUNBURY • BUSSELTON • COLLIE • EATON • AUSTRALIND • NANNUP • MANJIMUP • NARROGIN



Provide and manage quality, secure, affordable housing



Encourage tenant participation



Develop and promote awareness of housing issues



Relieve housing related poverty

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Alliance Housing (WA)

Alliance Housing plays an integral role in relieving housing poverty in communities throughout South West WA. An independent, sustainable, passionate not-for-profit organisation, we are about providing affordable housing to ensure safety, security and quality of life for people in need. Alliance Housing has been meeting the need for affordable, secure, high quality housing in the Greater Bunbury and South West regions for more than 20 years. From small beginnings, the organisation has grown to now manage a number of properties around WA, housing adults and children throughout Australind, Bunbury, Eaton, Collie, Busselton, Manjimup, Nannup, Donnybrook, and Narrogin.

OUR MISSION:



To relieve housing-related poverty by providing and managing quality, secure and affordable housing for people in need. To develop and promote awareness of housing issues and community housing within the framework of a “not for profit” organisation.

OUR VISION:



To encourage tenant participation in the development, design and management of the accommodation provided by Alliance Housing. To continue growing our portfolio of affordable housing across Western Australia, and providing individuals and families with secure accommodation that meets their needs.

Meet the Board



Jan Pederson
Chairperson



Murali Mahendran
Vice Chairperson



Christine Penny
Treasurer



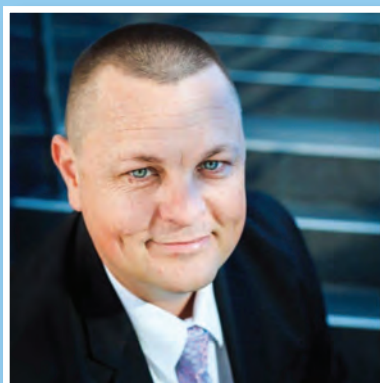
Ben de Chaneeet



Rob Holmes



John Benson



Jason Shaw



Melfe Greenhalgh

Chair and CEO's Report

Welcome to Alliance Housing's Annual Report 2021. As CEO and Board Chairperson, we are pleased to present our annual report to Board members, tenants, partners, stakeholders and interested supporters.

The Year in Review

We have a lot to celebrate as the 2021 financial year comes to a close.

One of our major objectives for 2020-2021 was to attain the National Regulatory System for Community Housing (NRSCH) Tier 2 Registration known as the Community Housing Regulatory Framework and with an exceptional amount of hard work by all, in August 2021 we received the news that we had achieved Tier 2 success!

A further objective was to see the Bridge Street Housing Project in Donnybrook get underway. A comprehensive undertaking focused on ageing-in-place with 10 modern and affordable independent living unit options for locals over the age of 65 to rent.

Development of this \$3.25 million complex, has seen Alliance Housing working with the WA State Government, Department of Primary Industries and Regional Development (DPIRD) – represented locally by the SW Development Commission, the Shire of Donnybrook Balingup and Alliance's own substantial financial contribution and expertise. Alliance will bring its extensive skills in the management of affordable housing with a high priority for tenant wellbeing to this project.

The development of a new dynamic interactive website now brings a host of information and aids for Alliance Housing's tenants. The website is an opportunity to convey the work we carryout, share our news, plus lots of other information. This interactive website allows an alternative option for communication by tenants and other stakeholders to engage with staff.

As part of succession planning Kay Shaw took on the role of CEO on confirmation that Mike Bateman would not be in a position to return to Alliance. Kay, having worked with Mike for 10 years and with the unbridled support of the Board and staff, very quickly started to competently develop the position as her own.

Some staff changes during the year have added pressure for our CEO and one can only marvel at what our small team can achieve while mastering innovation and proficiency in delivering key components.



Jan Pedersen
Chairperson



Kay Shaw
Chief Executive Officer

Programs and Extensive Relationships for Strong Outcomes

Our commitment to involving Support Providers to benefit tenants needing assistance has further strengthened our relationships with tenants, as have regular consultation and fun informal activities with Board and staff participating in various forums with tenants.

The Bridge Street Housing project and others has seen us expand the number of Professionals, Consultants and Contractors we have worked closely with in a number of ways and we thank each one for their expertise and assistance.

Outlook for 2021-2022

Our commitment as an organisation is to focus on key priorities that will improve outcomes for clients, broaden our business activity and strengthen our capabilities- all focused around our overriding purpose of enriching the lives of our current and future tenants.

Our Strategic Plan clearly outlines our Goals and Priorities, all within the framework of our values - Respect, Honesty, Professionalism, Transparency, Integrity and Care.

This is my 5th year as Chairperson and 7th year on the Board – I will be relinquishing the Chairmanship and hope to continue as a member of the Board. I wish to record my sincere thanks to Kay, the staff, Board and all who have contributed to our future direction, for the privilege to be part of the direction of Alliance Housing - this has certainly been an enriching experience.

Financial Reports

Year ended 30 June 2021

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 2021, 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 2021 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 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:

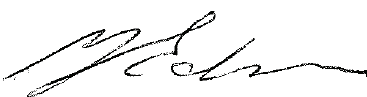
Identify and assess the risks of misstatement in the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

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.



Philip Edmondson, CA
Edmondson Accounting

Dated: 21 September 2021



STATEMENT OF FINANCIAL POSITION

2020				2021
	ACCUMULATED FUNDS			
2,527,964	Accumulated Funds at start of year		2,906,032	
2,202,319	Asset Revaluation Reserve		1,902,319	
3,299,193	BAPHC Funds Transferred		3,299,193	
<u>378,048</u>	Surplus for the period		<u>477,433</u>	
8,407,524	Accumulated Funds at year end			8,584,977
	This was represented by:-			
	CURRENT ASSETS			
189,344	Cash at Bank - Working Account		240,039	
9,884	Cash at Bank - REST Working Account		8,497	
919,500	Cash at Bank - Term Deposits		919,500	
403,444	Cash at Bank - Business Cash Reserve 238128		878,626	
0	Cash at Bank - Bridge Street Housing Project		1,716,727	
62,491	Prepayments & Accrued Income		60,696	
216	Debtors		0	
<u>500</u>	Petty Cash		<u>500</u>	
1,585,379				3,824,585
	less CURRENT LIABILITIES			
9,884	Bonds & other Funds Held in REST		8,497	
11,425	Accrued Wages		11,575	
15,458	Insurance Settlement Advance		0	
0	Deferred Income Bridge Street Project		1,711,558	
0	Maintenance grant received in advance		19,500	
249	Corporate Credit Cards		580	
243	GST & Payroll Liabilities		88,781	
<u>13,353</u>	Creditors		<u>40,788</u>	
50,612				1,881,279
1,534,767	NET CURRENT ASSETS			1,943,306
	add NON-CURRENT ASSETS			
89,121	Office Equipment	89,121		
<u>-82,181</u>	Less Accumulated Depreciation	<u>-86,021</u>	3,100	
69,384	Motor Vehicle at Cost	69,384		
<u>-15,906</u>	Less Accumulated Depreciation	<u>-33,258</u>	36,126	
20,680	Fixtures & Fittings at Cost	20,680		
<u>-3,105</u>	Less Accumulated Depreciation	<u>-7,245</u>	13,435	
0	Bridge Street Housing Project at cost		88,320	
2,070,000	Rental Properties at Cost		2,070,000	
2,145,000	Rental Properties at Valuation		1,845,000	
<u>3,575,000</u>	Rental Properties Transferred from BAPHC		<u>3,575,000</u>	
7,867,993				7,630,981
	less NON-CURRENT LIABILITIES			
669,500	BAPHC - Lease for Life Contingent Liability		669,500	
50,261	Unused Annual Leave Provision		45,761	
19,344	Unused Long Service Leave Provision		17,938	
<u>256,111</u>	Provision for Maintenance		<u>256,111</u>	
995,216				989,310
8,407,544	NET ASSETS			8,584,977
STATEMENT OF CHANGES IN EQUITY				
8,060,415	Balance of Equity at start of the financial year		8,407,544	
378,048	Total Comprehensive Income for the year		477,433	
-30,919	Asset Revaluation Account - Change in Valuations		-300,000	
0	BAPHC - Additional Funds Transferred In		0	
<u>0</u>	BAPHC - Lease for Life Commitment Transferred to Liabilities		<u>0</u>	
8,407,544	Balance of Equity at end of the financial year			8,584,977

STATEMENT OF PROFIT OR LOSS

2020			2021
	OPERATING INCOME		
1,351,914	Property Income	1,331,226	
36,687	Property Income - Tenant Liability & Other Recoups	22,953	
44,892	Step Up Step Down Facility	152,780	
42,804	ATO Cash Flow Boost (Covid19) & Synergy Tariff Offset	55,112	
17,713	Interest & Sundry Income	7,333	
1,494,010			1,569,404
	OPERATING EXPENDITURE		
	Property Management		
53,108	Insurance - Landlord	63,259	
3,346	Step Up Step Down Facility	35,874	
135,880	Property Maintenance - General	120,669	
130,149	Rates, Service Charges & Levies	148,928	
104,505	Long Term Maintenance	114,568	483,298
426,988			
	Administrative Expenses		
1,780	Advertising, Promotion & Events	2,486	
5,500	Accounting & Audit	5,500	
3,437	Bad Debts Written Off	747	
2,968	Bank Charges & Transaction Fees	3,054	
27,749	Consultants & Legal	65,053	
17,010	Computer & IT Expenses	16,824	
29,322	Depreciation & Profit/Loss on Disposal	25,332	
11,229	Employee Fringe Benefits	2,295	
7,650	Honorariums	8,350	
600	Marketing & Web Expenses	3,147	
5,599	Minor Equipment Purchases & Repairs	3,158	
9,859	Office Expenses	10,200	
2,644	Postage	3,498	
4,838	Printing, Fax, Stationery and Photocopying	6,342	
3,947	Professional Indemnity & General Insurance	4,236	
49,093	Rent, Service Charges & Electricity	48,995	
2,203	Security	2,506	
165	Subscriptions, Licenses & Govt. Charges	839	
39,613	Superannuation	31,711	
5,760	Telephone	6,433	
4,712	Training & Other Staff Expenses	2,172	
17,892	Travel, Motor Vehicle, Accommodation & Meals	9,054	
433,500	Wages & Salaries	344,725	
1,904	Workers Compensation Insurance	2,016	608,673
1,115,962	Total Expenditure		1,091,971
378,048	OPERATING SURPLUS		477,433
STATEMENT OF COMPREHENSIVE INCOME			
378,048	Net Surplus for the year		477,433
	Other comprehensive income		
378,048	Items that will not be reclassified subsequent to profit or loss		0
0	Items that will be reclassified subsequent to profit or loss		0
378,048	Total comprehensive income for the year		477,433

Notes to Accounts

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.

Rental Properties

Rental properties are recorded at valuation based upon independent valuations prepared on a regular basis.

Employee Benefits

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

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 \$5,500 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 residents contract.

Capital Commitment Bridge Street Housing Project

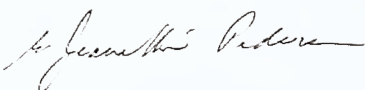
A contract to build 10 housing units has been entered into at a estimated cost of \$3,346,118. To date \$83,273 cost has been incurred.

Royalty for regions grant of \$2,000,000 will be received for this project and will be recorded as deferred income until the time of completion of the project.

Alliance Housing WA will fund the balance of the project.

RESPONSIBLE PERSONS' DECLARATION

- the attached financial statements and notes thereto have been prepared in accordance with, and satisfy the requirements of ACNC Act.
- there are reasonable grounds to believe that the entity is able to pay its debts as and when they become due.
- the attached financial statements and notes thereto provide a true and fair view of the financial position and performance of the entity.



Signed on behalf of the Board of Management

Name: H. JEANNETTE PEDERSEN
CHAIRPERSON

Date: 23.09.2021

Tenant Stories



Melfe

Born in the Philippines Melfe moved to America as a young child with her family for a better life. Melfe grew up in America and moved to Australia when she was 16 years old. Melfe is our tenant representative board member and has an understanding of some of the issues faced by our tenants as she is a single parent and has also experienced dv.

Melfe is a single parent to boys aged 13 and 7. Her oldest son was diagnosed with autism when he was 4 years old. Before her son was due to start school Melfe wanted to be able to help her son in school and also learn the teachers side of view and completed her Education Assistance Certificate III.

As her son grew older Melfe started and completed a certificate in Community Service to be able to better help with her growing son's needs. On completion of the certificate III Melfe wished to explore the gaps and then completed her Certificate IV in Community Service. Melfe's own experience from the support she received from organisations in Bunbury such as The South West Women's Refuge and Safe At Home has inspired her to one day help others.

Melfe is currently working on a casual basis but does find the work life balance difficult. Keeping up with both of her sons and ensuring her oldest receives the special therapy he needs is difficult at times Melfe says. But Melfe works hard to provide for her children and has the long term goal of owning her own home.

Daniel

Daniel has been with Alliance Housing for 6 years and he is much happier in his Alliance Housing property than his previous accommodation which was in a communal setting. He enjoys the quiet surroundings and being close to work and town for social outings.

Daniel has autism and works part time and has many hobbies that he enjoys. Daniel lives very independently and can drive himself to work. He has worked part time for AMD Chartered Accountants for the last 5 years as an administration assistant and his tasks include shredding, photocopying, some data entry and cleaning.

Liv, his support worker from Enable WA, visits regularly for social outings and they enjoy going to the cinema to watch GI Joe movies and in the summertime they take Liv's dog Marlow for walks on the beach. Daniel prefers the warmer and Autumn weather to the colder months. Daniel keeps himself busy though in the hibernation months as he calls them and has an extensive movie collection and plays two player Skylander with Liv on the playstation and collects the figurines for the game.

Daniel is a very sociable & community active person and is a volunteer for the Eaton Lions Club where they discuss funding for community events like the Brunswick Show. Daniel is also a member of the Bunbury Musical Comedy Group & Theater, the group includes others with disabilities and Daniel has even been an extra in some productions.

Since the age of 16 Daniel has been writing fictional stories and poetry and has even self-published on Kindle and entering writing competitions. He has been looking for a publisher to have his works in print and we look forward to reading them one day.





Keith

Keith has been an Alliance Housing tenant for just over 3 years now in one of our Narrogin properties. Keith grew up in Narrogin and lived in Perth for a period of time before moving back to Narrogin to be closer to his family. Keith has been living in Narrogin for 5 years now and works closely with the Aboriginal community with his role with Wanslea that is partnered with KEEDAC (Kaata-Koorliny Employment & Enterprise Development Aboriginal Corporation)

Wanslea works with services and partnerships such as KEEDAC to create safer, inclusive Australian communities where children and families can realise their full potential. KEEDAC is a service for the Aboriginal People of the region that includes mentoring people to manage finances and maintain their properties and they even help their clients make natural cleaning products.

KEEDAC provides support on issues such as domestic violence and if they cannot provide support for a certain situation they can connect those in need with other services.

Keith is also involved with the Thrive support program by the Department of Communities which is a new support program for Aboriginal housing and public housing clients. The program assists clients to improve their life skills, increase their ability to manage their household independently and participate in their community.

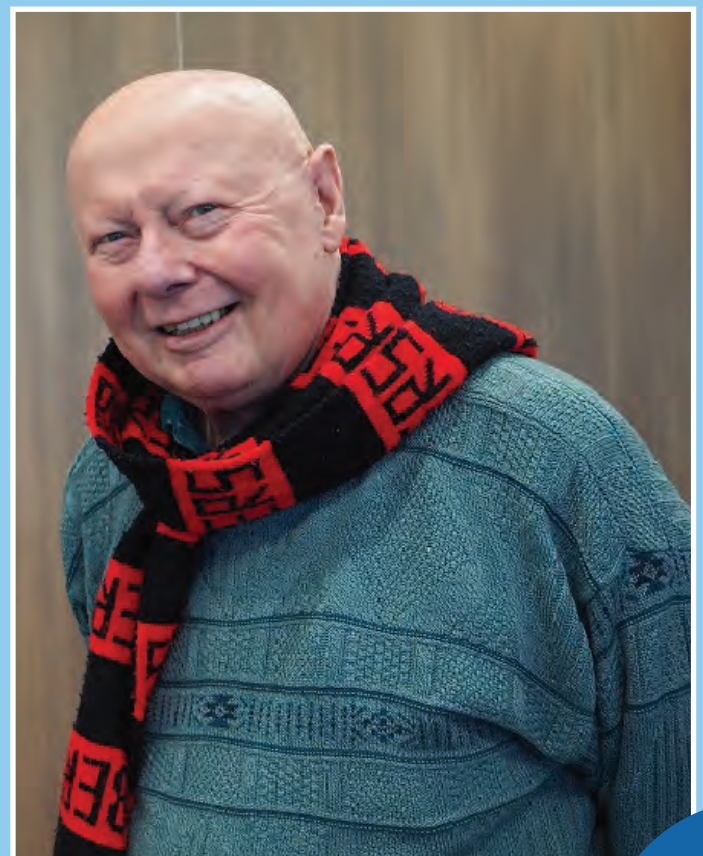
When Keith is not mentoring and supporting clients he is spending time with his family enjoying BBQs and get-togethers and taking his children to sport, netball and football for the winter months and basketball for the summer. Family is very important to Keith and making his home back in Narrogin allows him to be with his own family and provide support to Aboriginal People of the region.

Father Stewart or Father Ed as he also known as in the community is one of Alliance Housing’s newer tenants and he is thoroughly enjoying living in his new property. Father Ed is much happier now with his own kitchen after coming from an over 55’s communal complex.

Father Ed was born the youngest of seven children in Glasgow Scotland and moved to Canberra when he was two years old. Father Ed had the calling later in life to change his lifestyle and become a priest. He spent time in Townsville, Queensland before moving to Perth. His work in Perth was directly with street kids, he would head to the streets with a colleague, a thermos of coffee and some biscuits. Father Ed explained the one thing all the homeless youth have in common is low self-esteem. He would sit and have conversations with the youth and help them to think better of themselves.

After some time in the city Father Ed decided he missed the parish work and relocated to the Southwest where he spent time in Bunbury and Pemberton as Chaplain for the community. He finds the people here all very nice and easy to talk to. In 2016 he made the decision to make more time for himself and retired.

Father Ed now has more time for his puzzles, he enjoys cryptic crosswords and soduko. He also loves a good detective novel and watching sport. When Father Ed comes in to the office in Winter he is always wearing his Essendon ‘Bombers’ scarf, he has been a fan for many years and has been to a few games and a grand final but is yet to attend an Essendon Grand Final. They might get that flag again one day soon!



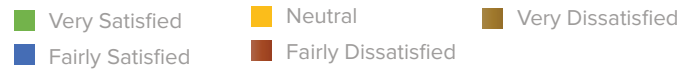
Tenant Surveys

Survey Results

We are very pleased to report exceptional results from the annual tenant survey with the Overall Tenant Satisfaction being 100% satisfied. Tenants are also 100% satisfied with their Housing Inspections 100%, 100% Happy with Work Carried Out by Tradesman and 100% Satisfied with their Property Condition. Tenants have commented on how satisfied they are with their Maintenance and Repairs and the tradespeople carrying out the repairs.

Tenants have also let us know they are very happy with Staff Attitude, Knowledge and Skills and they feel their Rights as a Tenant are Supported by Alliance Housing. We have also identified the majority of tenants Know How to Make a Complaint and we are able to issue additional information to our tenants to ensure 100% of tenants are aware of how they can do so in the future.

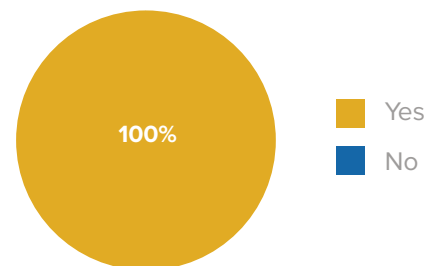
SATISFACTION OF PROPERTY CONDITION



Can talk to AH staff and suggest things and they take them on board



WERE YOU SATISFIED WITH THE OVERALL MAINTENANCE CARRIED OUT?



Thank you very much for the new kitchen tops/stove. Perfect colour and feels amazing

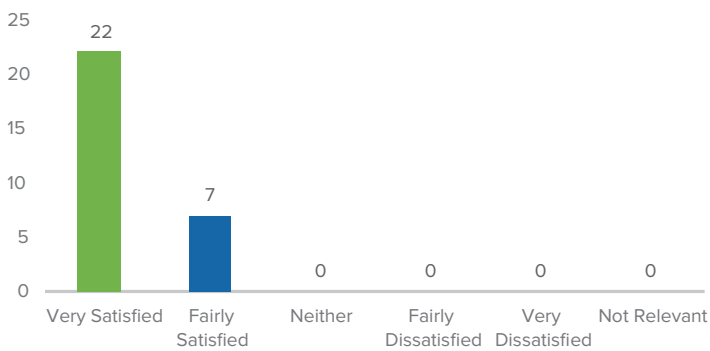


“

Tenancy Officer was very pleasant & professional

”

HOUSING INSPECTIONS

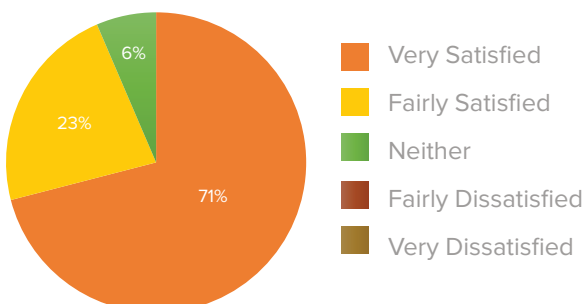


“

I have been told if I am having problems with my rent I can call them which is great

”

STAFF ATTITUDE, KNOWLEDGE & SKILLS



Tenant Forum

Alliance Housing invited tenants from the over 55's complexes to offer suggestions and a perspective of what internal finishings AH will be using in the Bridge St Donnybrook Project.

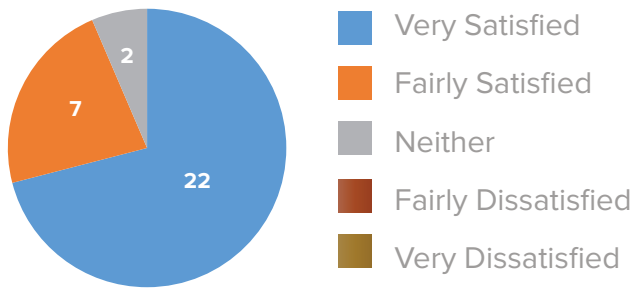
A selection of counter top and cupboard colours, kitchen tiles and bathroom tiles were brought in from the supplier.

The tenants selected the colours for bench tops, cupboard and tiles and suggested the following:

- Smooth tiles with no grooves are easy to clean.
- Not too glossy are ideal as don't show smears.
- Lighter colours are easier to see where to clean.

We appreciate the time and thoughts given by our tenants to ensure our future projects are completed with consideration of the needs of our tenants to live comfortably.

BEING ABLE TO CONTACT STAFF WHEN NEEDED

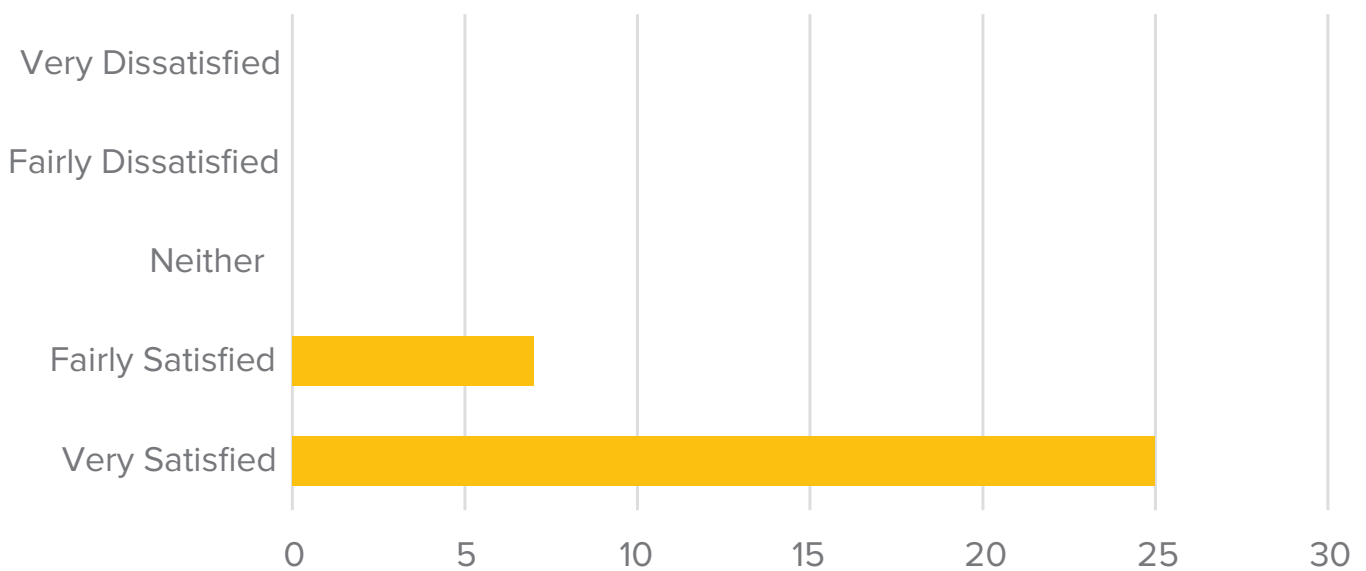


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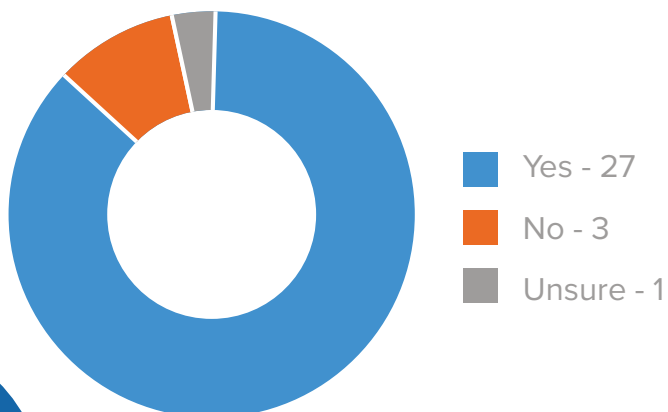
Swift & efficient response for maintenance requests

”

OVERALL SATISFACTION



KNOW HOW TO MAKE A COMPLAINT



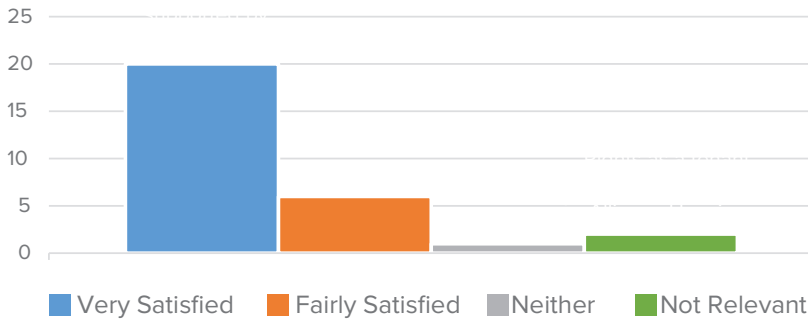
“

AH work very hard to make it easier on tenants

”

Tenant Surveys

RIGHTS AS A TENANT SUPPORTED BY ALLIANCE HOUSING



“

The staff have always been pleasant if I phone or call into the office

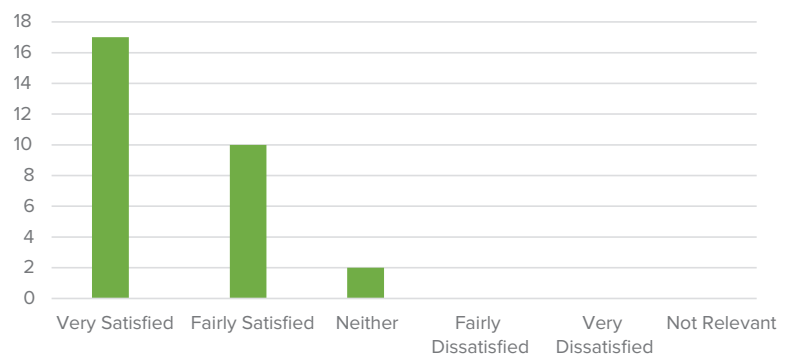
”

“

No issues regarding my rights in the last four years

”

HOW WE HANDLED MAINTENANCE & REPAIRS



Annual Tenant Survey & Voucher Winner



Thank you to all our tenants who completed and returned this year's Annual Tenant Survey. We really do appreciate the input from yourselves on how we can provide you with great service and we value your comments. This year we also asked you to let us know if you wished to be involved in our tenant forums where we discuss with tenants' the feedback and results on the recent survey or other upcoming projects. We encourage an honest and constructive discussion and provide a healthy and safe environment in which it can be done.

Congratulations to Sandra who returned her survey and let us know that she wished to participate in the draw. Sandra has been very busy in the garden at her property and we really appreciate the care Sandra takes in maintaining her home.

Enjoy your voucher and home & garden Sandra!



Bridge Street Donnyb





After some initial delays, an exciting project to build 10 independent living units for tenants over the age of 65 on Bridge Street in Donnybrook is up and running.

The development will incorporate universal design principles and feature nine two-bedroom units, as well as one one-bedroom unit within walking distance of the Donnybrook town centre.

Alliance Housing will be delivering the \$3.125M project, with \$2 million in funding support from the McGowan Government and the land from the Shire of Donnybrook- Balingup. The \$2 million Government investment is through the Regional Aged Accommodation Program and the project has a strong focus on ageing-in-place. The units will meet Australian Adaptable Housing Standards and offer an affordable rental option for eligible persons.

In line with the McGowan Government's commitment to maximising local business participation, South-West based JAK Civil has been contracted to undertake site works with Smith Constructions the successful tender for construction.

Works have commenced and the project is due to be completed by May 2022.

Alliance Housing is pleased to be broadening its South West regional housing opportunities to include Donnybrook-Balingup and shares the excitement of local older residents and their families as this purpose built complex comes to life. Alliance Housing strongly supports the provision of housing options in local communities where people have likely grown up, lived and worked alongside relatives and friends.

Donnybrook Housing Project



New Website



Alliance Housing (WA)

Alliance Housing are excited to announce the launch of a newly designed website. The new functional website was designed and built to allow quick and easy access to information for our current and future tenants.

Improved functionality is a major addition to the website with many tenant forms now available online. Maintenance and repairs requests are able to be completed online and the after-hours emergency phone number is provided for tenants who require urgent repairs outside of office hours.

Other features of the website includes Alliance Housing's policies on Tenancy Management such as Establishing New Tenancies, Eligibility, Allocations, Rent Determinations, Family & Domestic Violence, Transfers & Change of Circumstance, Inspections, Non-compliance and Rent Arrears.

Our policy and process on Compliments, Complaints and Appeals is also available and an online Feedback Form is a new feature enabling a compliment, suggestion, complaint, appeal or report to be made with ease.

We will be providing regular updates on important news, COVID updates, upcoming projects and community events we are participating in as well as newsletters and annual reports. You will also find any current vacancies that we have. Check it out at:

www.alliancehousing.com.au

Call us today (08) 9791 5438

After Hours (08) 9788 1131

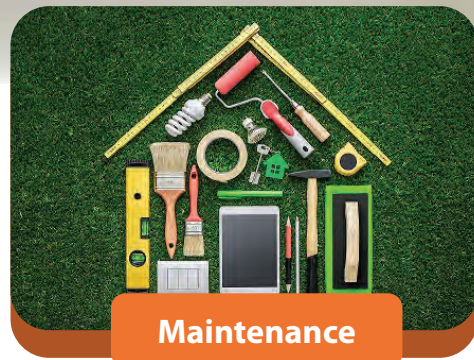
[Home](#) [About](#) [Apply](#) [Vacancies](#) [Tenants](#) [Projects](#) [News](#) [FAQ](#) [Contact](#)



How to Apply



Tenant Information



Maintenance

Catch up on the latest Alliance Housing news and access other helpful information on our easy to navigate new website

Latest News

3/6/21 **Donnybrook's older residents a step closer to a new place to call home**
The Bridge Street Housing Project will expand the stock of aged accommodation in the South-West
[READ MORE](#)

10/3/21 **Press Release - Bridge Street Housing Project**
We are very excited to be able to share our new project! See below

3/3/21 **Smart 2 Ask 2021**
We had a fantastic time at the Smart 2 Ask Expo for 2021...

1/3/21 **Sorry...**
FOR EVERYONE'S HEALTH AND SAFETY WE'RE TEMPORARILY CLOSED
DUE TO CORONAVIRUS
Office Temporarily Closed
As per the new lockdown restrictions, the office will be

Minutes of the

COMBINED CHAIRPERSON AND EXECUTIVE OFFICER'S REPORT

- Chairperson read a letter received from vacating tenant Sandy O'Neil. Sandy expressed her thanks and gratitude to Alliance Housing and Kay Shaw for the housing opportunity.
- Chairperson Jan Pedersen read the combined Chairperson and Executive Officer's Report as was presented on page 2 and 3 of the Annual Report.

Moved: Melfe Greenhalgh

Seconded: Ben de Chaneet **Carried**

Any questions for the Chairperson: Nil

TREASURER'S REPORT

Kay Shaw presented the Treasurer's and Audit Report and highlighted items on pages 5 to 9 of the Annual Report.

- Records for the financial year 30 June 2020 have now been audited and there were no year-end adjustments made to the account.
- Property income has remained consistent with the previous year as there was no increase to AH property portfolio.
- AH entered into a service agreement for the Step up Step down facility in Glen Iris. This is a fixed fee agreement invoiced monthly. Pro rata invoices of \$44,892 were raised during this financial year. This agreement is in place for 10 years.
- Cash flow was also boosted by the amount of \$42,804 by supplements provided by the Federal Government to support small businesses through the Covid Pandemic.
- Expenditure remained consistent as most of the running cost of the organisation are fixed/agreed and reported on throughout the year.
- The net profit for the year of \$378,048 exceeded budgeted expectation allowing AH to set aside surplus funds for the upcoming projects.

Any questions arising from either reports: Nil

Moved acceptance of the Treasurer's Report:

Jason Shaw

Seconded: John Benson **Carried**

Held Wednesday 21st October 2020 - 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.

Acknowledgment of traditional landowners.

PRESENT

Jan Pedersen	Alliance Housing WA
Rob Holmes	Alliance Housing WA
Christine Penny	Alliance Housing WA
Kay Shaw	Alliance Housing WA (Acting CEO)
Murali Mahendran – VIA ZOOM	Alliance Housing WA
Melfe Greenhalgh	Alliance Housing WA
Ben de Chaneet	Alliance Housing WA
John Benson	Alliance Housing WA
Jason Shaw	Alliance Housing WA
Jodi Curulli	Alliance Housing WA (Staff)
Natasha Gray	Alliance Housing WA (Staff)

APOLOGIES

NIL

ACCEPTANCE OF MINUTES OF 2019 ANNUAL GENERAL MEETING

Recommendation: That the minutes of the 2019 AGM held 16th October 2019 be accepted as a true and correct record.

Moved: Rob Holmes

Seconded: John Benson **Carried**

Any questions arising from previous minutes:

Nil

Annual General Meeting 2020

DISSOLUTION OF 2019/2020 BOARD

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

ELECTION OF 2020/2021 OFFICE BEARERS AND BOARD OF MANAGEMENT

Nominations had been received for the following Office Bearer positions

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

Vice Chairperson:	Murali Mahendran	Re-nominated	Position Accepted
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Secretary:	Robert Holmes	Nominated	Position Accepted
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Treasurer:	Christine Penny	Re-nominated	Position Accepted
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Nominations had been received for the following Board positions

Board Member:	Melfe Greenhalgh	Re-nominated	Accepted
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Board Member:	John Benson	Re-nominated	Accepted
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Board Member:	Ben de Chaneet	Re-nominated	Accepted
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Board Member:	Jason Shaw	Re-nominated	Accepted
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The 2020/2021 Board was declared elected.

Moved: Robert Holmes	Seconded: Christine Penny	Carried
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Accept resolution of number of Board Members as per constitution, with the option to change during the year – Agreed a Board of 9 members, noting 1 vacant position.

Moved: Robert Holmes	Seconded: Christine Penny	Carried
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APPOINTMENT OF AUDITOR

Recommendation: Edmondson Accounting be appointed as auditor for the financial year 2020-2021.

Moved: Christine Penny	Seconded: Melfe Greenhalgh	Carried
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GENERAL BUSINESS

- Renae Pitt did not choose to proceed with the position of Board Member 2019/2020 following her election at the 2019 AGM
- Robert Holmes thanked Chairperson, Kay Shaw and Staff on behalf of Board for their work during the year

CLOSE OF MEETING

There being no further business Chairperson Jan Pedersen thanked all for their attendance and declared the Annual General Meeting 2020/2021 closed at 12.35 pm and invited all to enjoy refreshments together.

FOOTNOTE: In conforming to the 2020 Covid 19 Pandemic distancing regulations, only retiring Board members and staff attended this Annual General Meeting.

A letter of explanation together with a copy of the printed Annual Report was mailed to the many AH supporters, members and interested public who would have been invited under other circumstances.

ALLIANCE HOUSING VALUED PARTNERS



Alliance Housing (WA)

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www.alliancehousing.com.au