



**Alliance Housing (WA)**

# **Annual**Report2017



*Supporting Affordable Housing in the South West*

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



**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.

Alliance Housing is now making a significant contribution to the South West Region and houses more than 200 adults and children in 100 houses. This includes eleven houses in Busselton and 12 Community Disability Housing Program (CDHP) houses.



**Alliance Housing (WA)**

*Supporting Affordable Housing  
in the South West*



## Committee Members



**Judy Jones**  
*Chairperson*



**Paul Connell**  
*Treasurer*



**Keryn Curtis**



**Peter Procter**



**Sandy O'Neill**



**Christine Penny**



**Jan Pederson**



**Rob Holmes**



**Andrew McRobert**

## Staff



**Mike Bateman**  
*CEO*



**Kay Shaw**  
*Business Manager*



**Shirley Wood**  
*Tenancy Officer*



**Chané Naudé**  
*Administration Assistant*



## CEO's Report 2017

**An exciting year for Alliance Housing underpinned by the granting of Tier 2 status by the Housing Authority. This is significant as it allows Alliance Housing to contract with government, seek financial assistance and it also re-enforces our reputation and status in the community housing sector.**

A major change for our organisation was the moving into our new office in May, for far too long we had endured below standard conditions in our previous accommodation and as we were able to attract a Lotterywest grant we could basically start from new. The building in Albert Road was a shell when we started. With a supreme effort from Kay Shaw (Alliance Housing Business Manager), Devlyn Constructions, TNE Business IT Solutions and all the other Contractors we now enjoy a very comfortable, IT integrated and modern premise.

We were also able to have Don Punch, MLA Bunbury officially open our new building with a number of local MP's and government departmental CEO's in attendance. Our thanks also extend to the Professionals Real Estate and the building owners, the Coote family for their patience as the renovations occurred.

The future would seem to have some opportunities about to present themselves and I am confident that Alliance Housing WA has put itself in a position to take advantage of what is to come. The community housing sector in general throughout Australia continues to grow and provide very necessary options to people in housing need.



To our Chairman Judy Jones I thank you sincerely for your enduring support and to all Board members my appreciation for your support and guidance throughout the year. It is unfortunate that Judy will be leaving us in the near future but we all wish her the very best in whatever endeavour she chooses. Judy has given Alliance Housing six (6) very valuable years and leaves in the knowledge that Alliance Housing has grown into an organisation pivotal to the provision of safe, secure and affordable housing in the south west.

The staff at Alliance Housing continue to provide wonderful service to our clients and I thank them for the support they give me personally and the community housing sector, often in very trying situations. To Kay, Shirley and Emma who has recently left Alliance my sincerest appreciation and I know our Board members share my opinion.

The next year I am certain will be challenging but in the end very rewarding.

**Mike Bateman**  
*Chief Executive Officer.*

## Chairperson's Report

**In a very solid year for Alliance Housing there were major achievements that need to be recognized namely;**

We were able to purchase two very modern units in Collie that will be used to house clients from the joint waitlist we share with the Housing Authority.

A private owner entrusted Alliance Housing to manage a house in Carey Park. It is this type of achievement that enhances our reputation in the community housing sector.

Alliance Housing has been recognized through the Community Housing Registration Office as Tier 2 provider and will now embark on the evidence provision to the HA for approval and endorsement of the assessment.

Importantly Alliance Housing was able to convince Lotterywest to provide funding for an office re-location. Our new office situated in Albert Road is modern, fully furnished and with technology that provides support to our everyday functions. This in all essence ensures our customer service is improved which is why we exist. The time and effort put in by Kay Shaw in dealing with Contractors during the refurbishment is very much appreciated.



Finally and with a tinge of sadness I am resigning as Chairman of the Alliance Board. After six (6) years where I was able to see first hand the growth and maturing of Alliance Housing I am confident I am leaving an organisation that is going from strength to strength and I wish the Chief Executive Officer Mike Bateman and the staff all the best for the future.

I would also like to thank the Board members past and present for their diligence and guidance assisting me in the position of Chairman.

**Judy Jones**  
*Chairperson*





## Treasurer's Report

The overall equity for Alliance Housing at 30th June 2017 stands at \$4,072,301 and is made up of the overall operational surplus for the year (\$199,414) plus the equity balance brought forward from 2015/16 (\$3,872,887). This obviously provides the organisation with a very stable basis to continue our day to day operation and further growth.

During the financial year, Alliance housing secured a loan from Westpac for the purchase of two (2) units in Collie. The amount outstanding on this loan as at 30 June 2017 is \$540,000. This has been budgeted for under careful planning and well within the capacity of Alliance Housing to service the loan.

The audited statements of Alliance Housing's financial activities presented in this Annual Report and are considered by the organisation's appointed auditor, Mr Des Duplex, as a fair record.

I would like to commend all staff at Alliance Housing, particularly Kay Shaw, for her hard work and assistance provided in my Treasurer duties. I would also like to wish Judy Jones all the best in her retirement and thank her for the guidance of Alliance Housing in her role as Chairman for the last few years.

**Paul Connell**  
Treasurer

**Once again it is my pleasure to report that Alliance Housing (WA) maintained its good performance over the 2016/17 financial year.**

For the first time the overall income has exceeded \$1,000,000 by \$40,083 - a rise of 6.8 % on the previous year. The continual growth of Alliance Housing is gained through great endeavours of the staff and they are to be congratulated for their efforts.

Expenses rose by 12.9% compared with expenses for 2015/16, and this was due to significant increases in Council rates, loan interest payments (full year), office rent, relocation, fit out and service charges, and fringe benefit tax payable for employee private use of corporate vehicle. These details are included in the audited "Statement of Financial Performance" report for the year.

|                                     |                    |
|-------------------------------------|--------------------|
| Opening accumulated fund (1/7/2016) | \$1,639,649        |
| Asset Revaluation Reserve           | \$2,233,238        |
| Surplus for year                    | \$199,414          |
| <b>Total equity</b>                 | <b>\$4,072,301</b> |

# Auditor's Report

## ALLIANCE HOUSING (WA) AUDITOR'S REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2017

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### To the Members

I have examined the books of account and records of the Alliance Housing (WA) for the period ended 30 June 2017 in accordance with Australian Auditing Standards.

The Committee is responsible for the preparation of the financial report and the information contained therein, and have determined that the accounting policies used are consistent with the financial reporting requirements of the entity's constitution and are appropriate to the needs of the members.

The audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance as to whether the financial report is free of material misstatement. Our procedures include examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion as to whether, in all material aspects, the financial report is presented fairly in accordance with the accounting policies described in Note 1 and other professional reporting requirements so as to present a view which is consistent with our understanding of the financial position of the association and the results of its operations.

The financial report has been prepared for distribution to the members for the purpose of fulfilling the Committee's reporting requirements. We disclaim any assumption of responsibility for any reliance on this report or the financial report to which it relates to any person other than the members or for any other purpose than for which it was prepared.

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

### AUDIT OPINION

In my opinion the accompanying Statements of Financial Performance present fairly the results of the activities of the Alliance Housing (WA) for the year ended and the accompanying Statement of Financial Position presents fairly the financial position of the association at the 30 June 2017 according to the best of my information and explanations received and as shown by the books of Alliance Housing (WA).



**D.S. DUPLEX**  
**CERTIFIED PRACTISING ACCOUNTANT**  
29 August 2017  
Bunbury, Western Australia



# Statement of Financial Position

As at 30 June 2017

## ALLIANCE HOUSING (WA) STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2017

| <u>2016</u>      |   | <u>2017</u>      |
|------------------|---|------------------|
|                  | <b>ACCUMULATED FUNDS</b>                    |                  |
| 1,310,605        | Accumulated Funds at start of year          | 1,639,649        |
| 2,233,238        | Asset Revaluation Reserve                   | 2,233,238        |
| 34,227           | BAPHC Funds Introduced                      | 0                |
| 42,921           | Windmill Project Inc. Funds Introduced      | 0                |
| <u>251,896</u>   | Surplus for the period                      | <u>199,414</u>   |
| <b>3,872,887</b> | Accumulated Funds at year end               | <b>4,072,301</b> |
|                  | <b><u>This was represented by:-</u></b>     |                  |
|                  | <b>CURRENT ASSETS</b>                       |                  |
| 110,046          | Cash at Bank - Working Account              | 145,518          |
| 5,858            | Cash at Bank - REST Working Account         | 5,501            |
| 37,702           | Cash at Bank - Business Cash Reserve 253833 | 36,377           |
| 95,262           | Cash at Bank - Business Cash Reserve 238128 | 271,280          |
| 37,017           | Prepayments & Accrued Income                | 45,560           |
| 0                | Debtors                                     | 216              |
| <u>300</u>       | Petty Cash                                  | <u>300</u>       |
| <b>286,185</b>   |   | <b>504,752</b>   |
|                  | <b>less CURRENT LIABILITIES</b>             |                  |
| 5,858            | Bonds & Other funds held in REST            | 5,501            |
| 0                | Accrued Wages                               | 6,997            |
| 0                | Insurance Settlement Advance                | 6,101            |
| 43               | Corporate Credit Card                       | 1,867            |
| 195              | GST & Payroll Liabilities                   | -5,494           |
| <u>22,458</u>    | Creditors                                   | <u>10,128</u>    |
| 28,554           |   | <b>25,100</b>    |
| <b>257,631</b>   | <b>NET CURRENT ASSETS</b>                   | <b>479,652</b>   |
|                  | <b>add NON - CURRENT ASSETS</b>             |                  |
| 89,588           | Office Equipment                            | 79,170           |
| <u>-84,073</u>   | Less Accumulated Depreciation               | <u>-75,928</u>   |
| 39,185           | Motor Vehicle at Cost                       | 39,185           |
| <u>-4,407</u>    | Less Accumulated Depreciation               | <u>-14,204</u>   |
| 1,749,794        | Rental Properties at Cost                   | 2,287,794        |
| <u>2,145,000</u> | Rental Properties at Valuation              | <u>2,145,000</u> |
| <b>3,935,087</b> |   | <b>4,461,017</b> |
|                  | <b>less NON - CURRENT LIABILITIES</b>       |                  |
| 0                | Business Loan Account                       | 540,000          |
| 31,180           | Unused Annual Leave Provision               | 28,387           |
| 32,541           | Unused Long Service Leave Provision         | 43,871           |
| <u>256,110</u>   | Provision for Maintenance                   | <u>256,110</u>   |
| 319,831          |   | <b>868,368</b>   |
| <b>3,872,887</b> | <b>NET ASSETS</b>                           | <b>4,072,301</b> |

# Statement of Financial Performance

As at 30 June 2017

Committee Members

## ALLIANCE HOUSING (WA) STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 30 JUNE 2017

| <u>2016</u>    | <b>OPERATING INCOME</b>                                | <u>2017</u>      |                |
|----------------|--|------------------|----------------|
| 928,627        | Property Income  | 999,477          |                |
| 12,765         | Property Income - Management Fees                      | 14,485           |                |
| 26,668         | Property Income - Tennant Liability                    | 23,866           |                |
| <u>5,642</u>   | Interest & Sundry Income                               | <u>2,255</u>     |                |
| <b>973,702</b> |  | <b>1,040,083</b> |                |
|                | <b>OPERATING EXPENDITURE</b>                           |                  |                |
|                | <b>Property Management</b>                             |                  |                |
| 34,810         | Insurance - Landlord                                   | 36,568           |                |
| 86,183         | Property Maintenance - General                         | 78,720           |                |
| 94,081         | Rates, Service Charges & Levies                        | 102,663          |                |
| <u>63,196</u>  | Long Term Maintenance                                  | <u>74,689</u>    | 292,640        |
| 278,270        |  |                  |                |
|                | <b>Administrative Expenses</b>                         |                  |                |
| 825            | Advertising, Promotion & Events                        | 2,272            |                |
| 3,975          | Accounting & Audit                                     | 3,975            |                |
| 6,556          | Bad Debts Written Off                                  | 4,734            |                |
| 2,264          | Bank Charges & Transaction Fees                        | 2,229            |                |
| 11,058         | Consultants & Legal                                    | 17,351           |                |
| 7,078          | Computer & IT Expenses                                 | 9,789            |                |
| 8,533          | Depreciation & Profit/Loss on Disposal                 | 13,152           |                |
| 0              | Employee Fringe Benefits                               | 3,502            |                |
| 13,551         | Loan Interest & Expenses                               | 24,256           |                |
| 3,176          | Marketing & Web Expenses                               | 3,955            |                |
| 1,634          | Minor Equipment Purchases                              | 2,841            |                |
| 4,624          | Office Expenses  | 4,811            |                |
| 0              | Office Relocation Costs                                | 2,666            |                |
| 2,046          | Postage  | 2,309            |                |
| 3,483          | Printing, Fax, Stationery and Photocopying             | 3,419            |                |
| 3,464          | Professional Indemnity & General Insurance             | 3,984            |                |
| 48,695         | Rent, Service Charges & Electricity                    | 54,507           |                |
| 3,647          | Repairs, Maintenance & Sundries                        | 5,523            |                |
| 436            | Security   | 665              |                |
| 1,217          | Subscriptions, Licenses & Govt. Charges                | 1,422            |                |
| 23,945         | Superannuation   | 26,770           |                |
| 5,435          | Telephone  | 6,498            |                |
| 5,365          | Training & Other Staff Expenses                        | 3,443            |                |
| 8,554          | Travel, Accommodation & Meals                          | 13,622           |                |
| 272,773        | Wages & Salaries                                       | 303,174          |                |
| <u>1,202</u>   | Workers Compensation Insurance                         | <u>1,310</u>     | 522,179        |
| <b>721,806</b> | <b>Total Expenditure</b>                               | <b>814,819</b>   |                |
| <b>251,896</b> | <b>OPERATING SURPLUS</b>                               | <b>225,264</b>   |                |
|                | <b>OTHER INCOME &amp; EXPENDITURE</b>                  |                  |                |
|                | Lotterywest Grant                                      | 180,000          |                |
|                | Less Expenditure - Office Fit-out, Fixtures & Fittings | <u>-205,850</u>  | <u>-25,850</u> |
|                | <b>TOTAL SURPLUS FOR THE YEAR</b>                      |                  | <b>199,414</b> |



# Statement of Accounting Policies

Committee Members

## **ALLIANCE HOUSING (WA) NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE PERIOD ENDED 30 JUNE 2017**

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### **NOTE 1 STATEMENT OF ACCOUNTING POLICIES**

#### **BASIS OF ACCOUNTING**

This special purpose financial report has been prepared for distribution to the members to satisfy the committee's reporting requirements under the constitution. The accounting policies used in the preparation of this report are consistent with previous years and are described below:

**(a) ACCOUNTING PRINCIPLES**

The accounts have been prepared primarily on the basis of historical cost and do not take into account changing money values.

**(b) DEPRECIATION**

Depreciation is charged on all assets based upon the estimated useful economic life of the asset.

**(c) FIXED ASSETS**

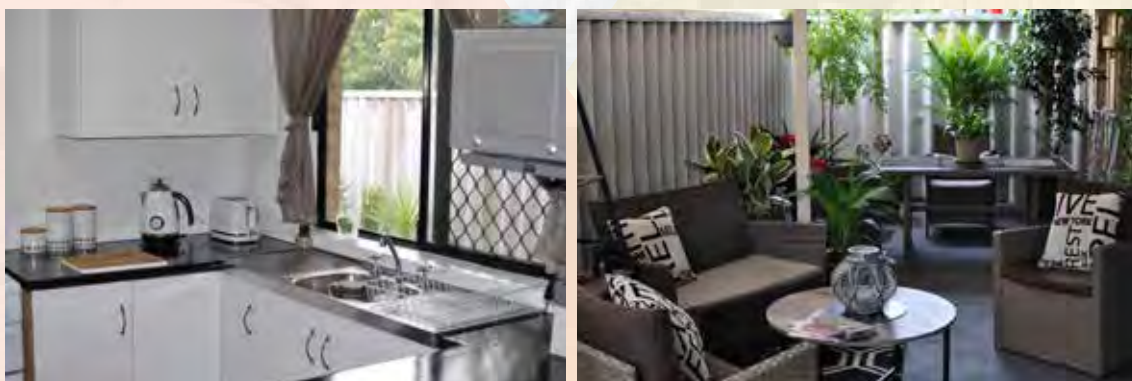
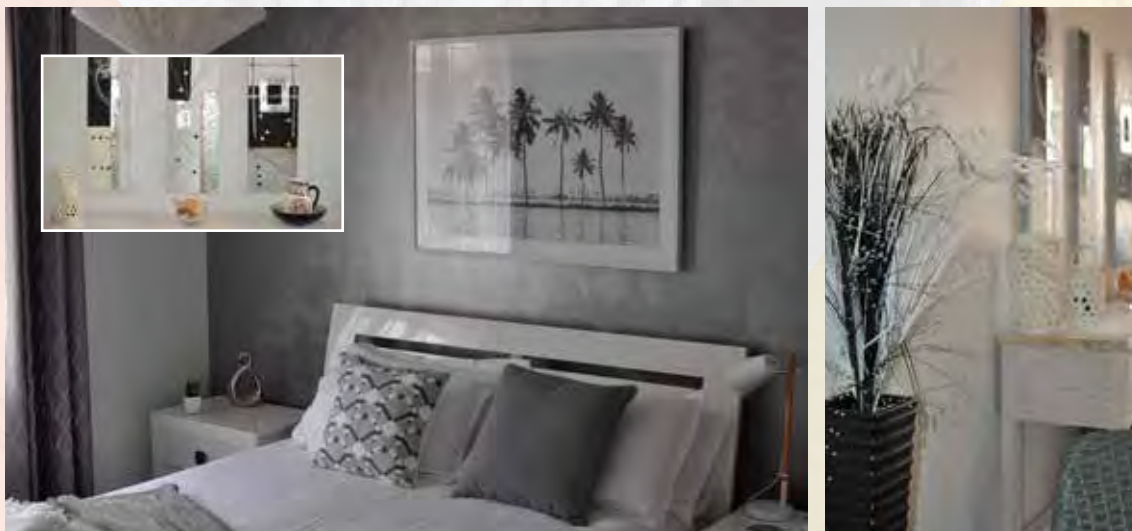
Fixed assets that have a cost of \$1,000 or less are treated as an expense of the current year and are shown as Minor Equipment Purchases in the Statement of Financial Performance.

**(d) ACCRUED RENT**

The balance of rent received in advance and rent in arrears have not been separately reported but are reflected in the net property income for the year.

# Some of our tenants...

**Thank you to Julie for looking after her unit so beautifully for the 3 years that she has been with us. Julie has poured her heart and soul into making her unit a cosy and impeccably decorated home.**



**A special mention goes out to Tony, who collects unwanted items put out for roadside collection, fixes them up or uses them to fix other projects then donates these items to the needy. As well as this charitable work, Tony is the sole carer for his grandson who is doing very well at school thanks to the love and care he receives from his grandfather. Well done and thank you Tony.**



**We'd like to extend a warm welcome to Crystal and her family who have taken up residency at one of our Bunbury properties this year.**



swtimes.com.au  
Thursday, December 15, 2016

Times News 11

## New home for housing benefactors

■ **Chloerissa Eadie**

ALLIANCE Housing Bunbury will be able to help more people find affordable housing options with a grant from Lotterywest.

The organisation will move from an ageing office on Forrest Avenue to Albert Road, Bunbury, which will meet increased demand for its services.

Alliance Housing chairwoman Judy Jones said the community housing organisation had alleviated homelessness in the South West.

The organisation manages 100 properties, but Ms Jones said it was still growing.

"This is another step in our journey and the management of our organisation will be able to expand," she said.

Bunbury MLA John Castrilli said the \$180,000 would be a clean slate to help fit out the vacant properties.

"Over the past five years Alliance Housing has doubled its housing stock and in so doing ensured many more individuals

and families in need have a roof over their heads," he said.

Lotterywest board member Miriam Borthwick said it was the fourth contribution to Alliance Housing since it began in 1997.

"Alliance Housing has received this grant because of the good work, efficiency and impact they are having to change people's lives," he said.

"They are doing superb things and 100 residences is a lot and it takes a lot of planning, so all credit to Alliance Housing."



Alliance Housing chairwoman Judy Jones, Bunbury MLA John Castrilli, Lotterywest board member Miriam Borthwick and chief executive officer Mike Bateman discuss the centre's new location. Picture: Jon Gellweiler

## New Bunbury office for Alliance Housing WA opened

MEMBER for Bunbury Don Punch cut the ribbon on Friday to officially open the new Alliance Housing WA offices on Albert Road, Bunbury.

Mr Punch said the continued growth of this organisation will pay huge dividends for our community.

"Over the last 10 years, Alliance Housing has doubled the number of properties they manage as affordable rentals," Mr Punch said.

"The new offices show Alliance's commitment to continuing to grow its services."

Mr Punch said secure, affordable housing was one of the basic requirements for people to live a happy and productive life.

"We must remember that housing affordability is about a lot more than whether a first home buyer can purchase a home – for many it is about whether or not they can afford to put a roof over their family's head

and this is where the services of Alliance Housing are so vital."

Friday also saw Bunbury's new representative in the state's parliament house present a cheque for \$36,830 from Lotterywest to Jobs South West.

"The funds provided to Jobs South West will support the organisation to continue to grow and develop while improving the services they offer," he said.

"WA has the highest unemployment rates in the country and in Bunbury youth unemployment has risen to over eight per cent.

"I commend Jobs South West for their commitment to continuous improvement and look forward to seeing their achievements as the benefits of this funding are realised."

**Bunbury Mail**



Bunbury MLA Don Punch cutting the ribbon to officially open the new Alliance Housing WA office on Albert Street.

## EXCITING LOOK FOR THE FUTURE.

In May of 2017 we received exciting news for one of our unit's part of a strata managed complex on Wellington Street. It was decided at an Extraordinary General Meeting that the complex will be undergoing some major repairs and maintenance.

We look forward to seeing the coming changes and improvements.

## Bunnings Voucher

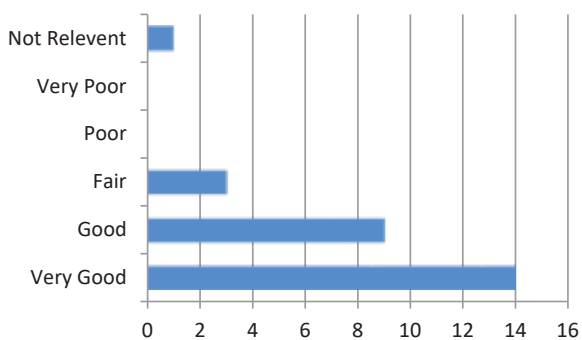
Each year Alliance Housing encourages its tenants to complete a tenant satisfaction survey. The data from these surveys gives us an insight as to our tenants' needs, and how we can further improve our services. Each household that completes the survey goes into the draw to win a \$50 Bunnings voucher, this year's winner was Robyn.



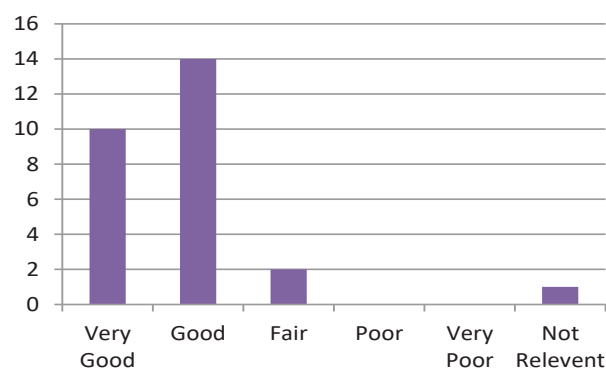
**BUNNINGS**  
warehouse

# Results from Tenant Survey 2017

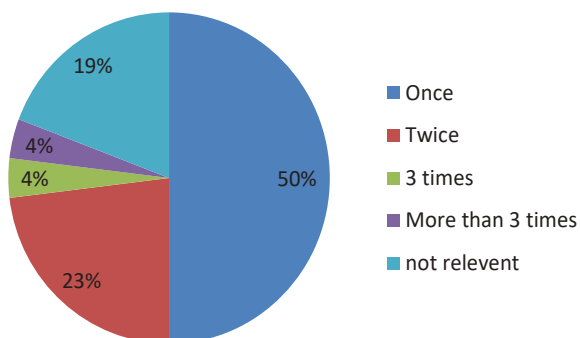
## Housing Inspections



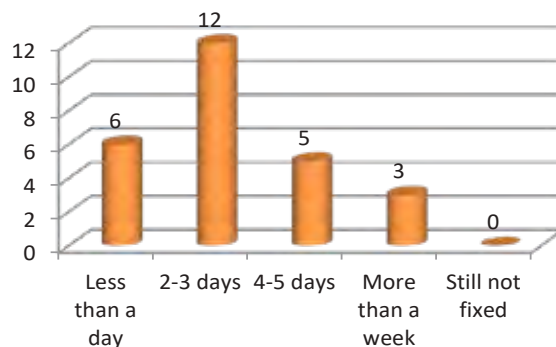
## Maintenance & Repairs



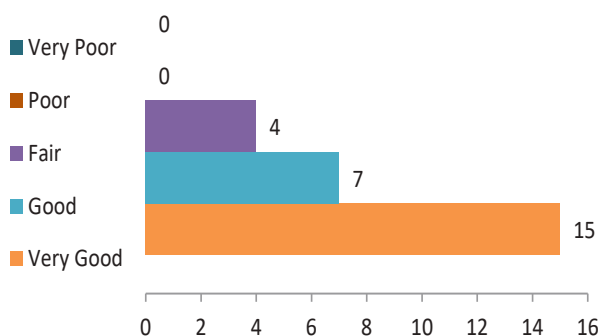
## Times contacted before maintenance issue addressed



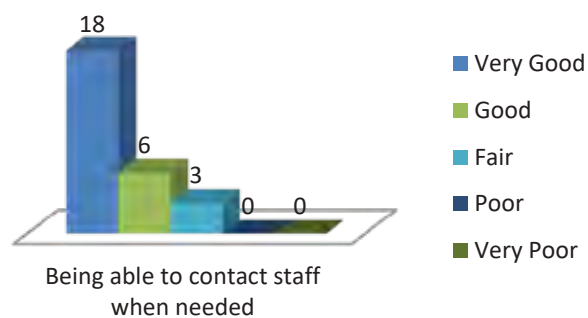
## Time taken for tradesman to fix the problem



## Staff attitude, knowledge & skills



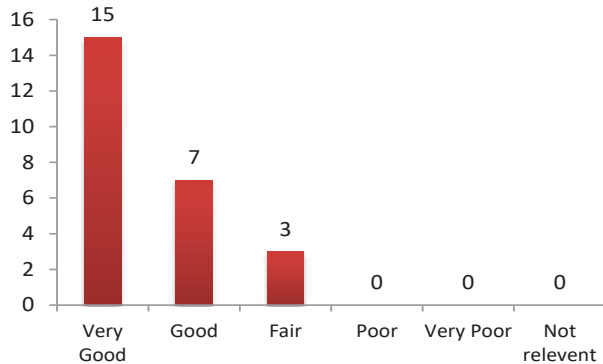
## Being able to contact staff when needed



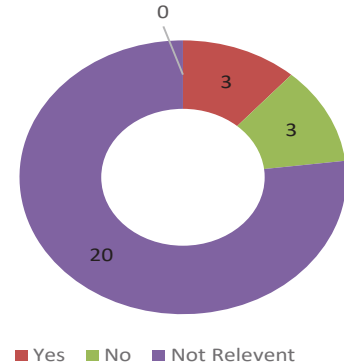


## Results from Tenant Survey 2017

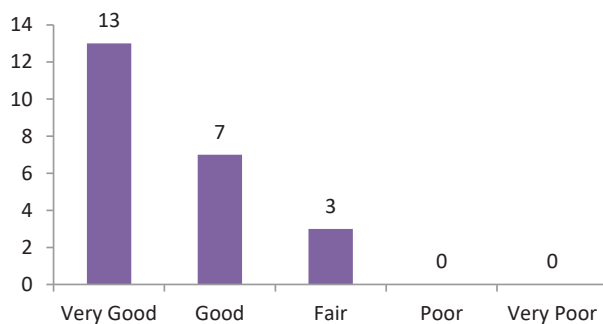
**Handling of rent calculations, payment and reviews**



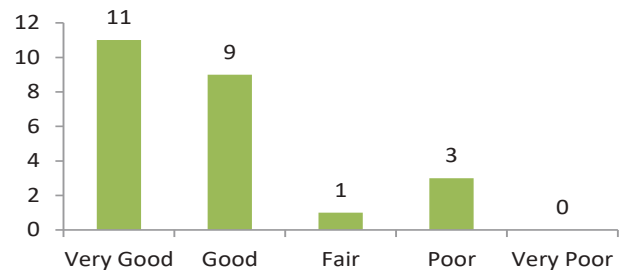
**Have you ever been behind in your rent**



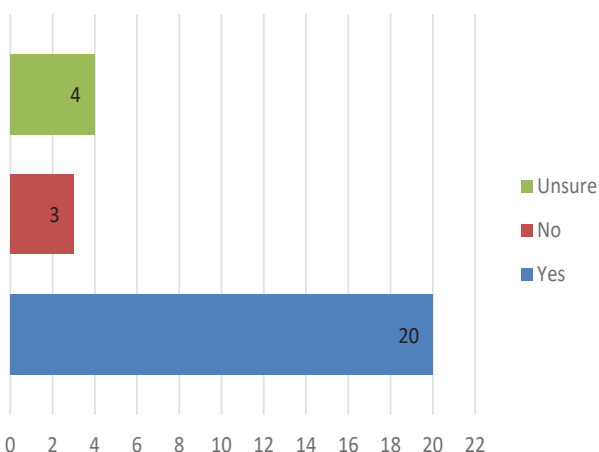
**Rights as a tenant supported by Alliance Housing**



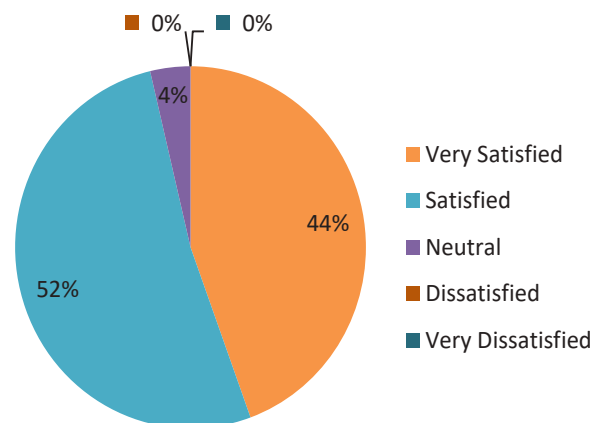
**How useful is information provided by Alliance Housing to you? (tenant handbooks, newsletters etc)**



**Know how to make a complaint**



**Overall satisfaction**

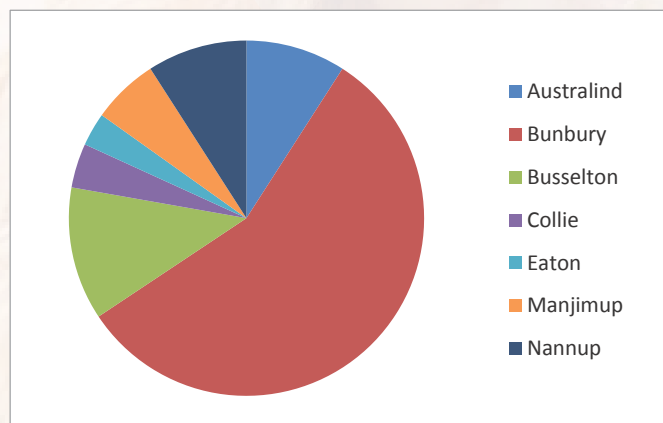


# Accommodation Statistics

## PROPERTY

### Property Locations

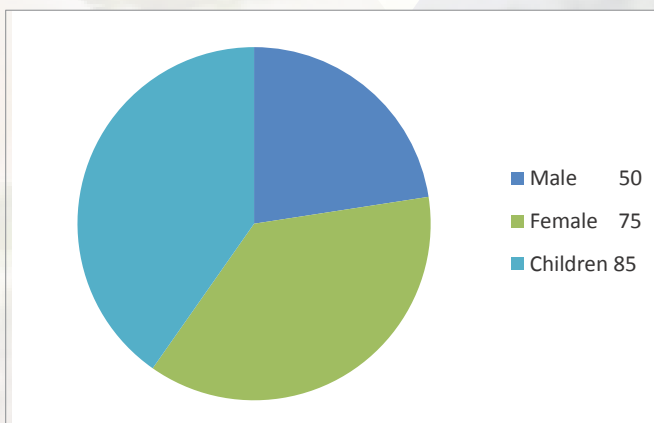
(99)



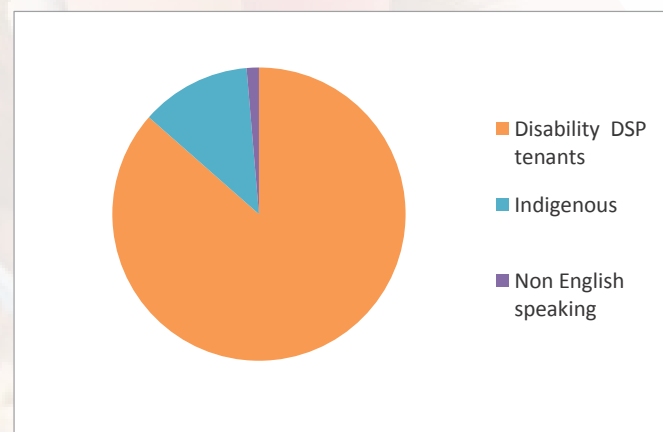
## ACCOMMODATION

### People Accomodated

(226)

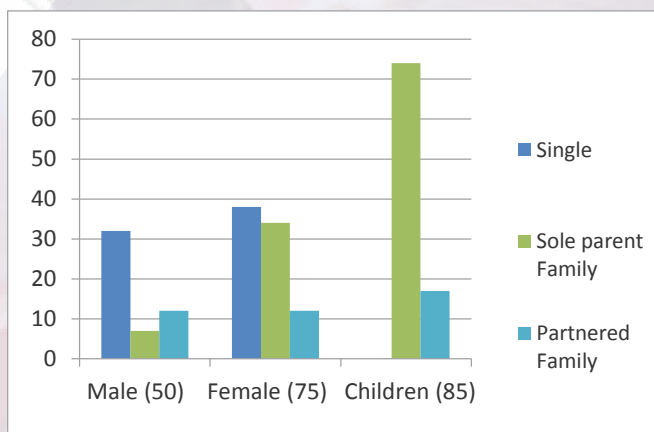


### Special Needs Households

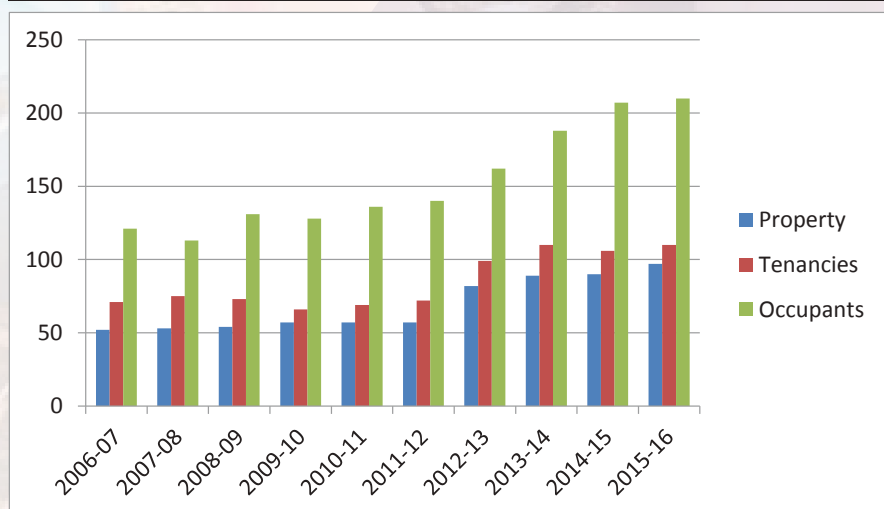


### Family Types and Occupants Numbers

(226)



## Growth 2007 - 2017



|         | Property | Tenancies | Occupants |
|---------|----------|-----------|-----------|
| 2006-07 | 52       | 71        | 121       |
| 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       |



# Alliance Housing (W.A)

## Minutes Of The Annual General Meeting

### Minutes of the Annual General Meeting held Wednesday 19th October 2016 – 12 noon at Highway Hotel Meeting Room, Forrest Avenue Bunbury WA.

#### OPENING OF MEETING

Chairperson Judy Jones opened the meeting at 12 Noon and welcomed all present.

#### PRESENT

|                 |                     |
|-----------------|---------------------|
| Judy Jones      | Alliance Housing WA |
| Christine Penny | Alliance Housing WA |
| Sand            | Alliance Housing WA |
| Paul Connell    | Alliance Housing WA |
| Kay Shaw        | Alliance Housing WA |
| Andrew McRobert | Alliance Housing WA |
| Rob Holmes      | Alliance Housing WA |
| Keryn Curtis    | Alliance Housing WA |
| Mike Bateman    | Alliance Housing WA |
| Shirley Wood    | Alliance Housing WA |
| Kay Shaw        | Alliance Housing WA |
| Emma Britza     | Alliance Housing WA |
| Peter Proctor   | Alliance Housing WA |
| Jan Pedersen    | Alliance Housing WA |
| Kevin Blackwood | Coastline Homes     |
| Rick Ward       | Neami National      |
| Jenn Boon       | Westpac             |

#### APOLOGIES

|                 |                       |
|-----------------|-----------------------|
| Julia-Ann Lorca | Alliance Housing WA   |
| Neil Hamilton   | Accordwest            |
| Paul Sheedy     | CEO Capel Shire       |
| Trish Brockman  | Danjangerup Committee |
| Colin Holt      | MP                    |

#### ACCEPTANCE OF MINUTES OF 2015 ANNUAL GENERAL MEETING

Recommendation: That the minutes of the 2015 AGM held 19th October 2015 be accepted a true and correct record.

Moved: Paul Connell, Seconded: Andrew McRobert  
Carried

#### CHAIRPERSON'S REPORT

Judy Jones spoke to her report as presented on Page 3 of the 2015 Annual Report highlighting:

- AH celebrating the much anticipated 100th property under management

- Excellent work over the past five years, very stable operation, financial performance exceeded previous years, representation in the national arena, strong presence in WA and local community, importance of an alternative housing provider in an era when public housing is in decline.

- Staff diligence complimented and thanks expressed to CEO, staff and Board

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

Rob Holmes, Seconded Christine Penny  
Carried

#### EXECUTIVE OFFICER'S REPORT

Mike Bateman presented his report as contained on Page 2 of the Annual Report 2015, highlighting:

- 12 new properties during this year -5 Flynn, 4 Manjimup, 2 Colle and 1 Private Owner
- A working MOU with Shire of Donnybrook-Balingup to develop 11 (or possibly 13) units with the Shire providing a business case to the SW Development Commission. Special thanks to Kay for managing this transaction.

- Tenant Survey Results indicating outstanding and consistent level of management over 6 years

Mike alluded to future trends impacting AH

- National Regulatory System now approved by Government, with continued alignment with State Government directions – leading to determination of the legislative basis and strategic alignment with government policy and leading to the granting of a licence to do business with the government
- Community Housing WA Rental Policy Manual outlining future Eligibility, Allocations and Rent Setting policies
- New offices in new location through Lotteries Commission

Special thanks to Kevin Blackwood, Rick Ward and Jennifer Boon (Coastline Homes, Neami National and Westpac respectively) for their ongoing cooperation and assistance

Acknowledgement of the loyalty and diligence of all staff members and an expression of "job well done" to all.

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

Andrew McRobert Seconded Rob Holmes.  
Carried

(continued over...)

# Alliance Housing (W.A)

## Minutes Of The AGM...continued

### TREASURER'S REPORT

Paul Connell Treasurer presented the report as detailed on Pages 4-9 of the circulated Annual Report 2016 indicating:

- Overall income up by 10% on last year – due to new properties added
- Overall equity \$3.8M
- Operating \$1.3M
- Assets \$2.2M (properties)
- Surplus for the year \$252,000 (to 30/6/2016)
- 2016-17 looking very promising

**Question to the Treasurer:** Are bad debts within accepted commercial parameters?

**Response:** Detailed programs in place to recoup debts.

**Noted:** Tenants Survey 2016 indicate 97% overall satisfaction and 0% dissatisfaction with AH services and 100% response to the question "Staff clearly explained debt and how it could be resolved."

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

Christine Penny, Seconded: Sandi O'Neil

**Carried**

### CHANGE TO THE CONSTITUTION

Formalising of Constitutional change approved by Board in 2015:

Section 11 FINANCES – Clause 11.3 changed to "Such accounts to be operable on any two (2) of the four (4) signatories lodged where the account is kept: Chairperson, Treasurer, Chief Executive Officer, Business Manager."

**Resolution moved** Christine Penny,  
Seconded Peter Proctor

**Carried**

### DISSOLUTION OF 2015/2016 COMMITTEE

The Chairperson declared all positions vacant and called on Paul Connell to take the chair for the election of Office Bearers and Committee members for the ensuing year.

### ELECTION OF 2016-2017 OFFICE BEARERS AND MANAGEMENT COMMITTEE

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

|                   |                 |              |          |
|-------------------|-----------------|--------------|----------|
| Chairperson:      | Judy Jones      | Re-nominated | Accepted |
| Treasurer:        | Paul Connell    | Re-nominated | Accepted |
| Committee Member: | Keryn Curtis    | Re-nominated | Accepted |
| Committee Member: | Peter Proctor   | Re-nominated | Accepted |
| Committee Member: | Andrew McRobert | Re-nominated | Accepted |
| Committee Member: | Christine Penny | Re-nominated | Accepted |
| Committee Member: | Sandy O'Neill   | Re-nominated | Accepted |
| Committee Member: | Julie-ann Lorca | Re-nominated | Accepted |
| Committee Member: | Robert Holmes   | Re-nominated | Accepted |
| Committee Member: | Jan Pedersen    | Re-nominated | Accepted |

Jan Pedersen accepted position as Secretary later in the meeting

A call for nominations from the floor for the one remaining vacancy was unsuccessful

The 2016/2017 Board was declared elected.

Judy Jones resumed the Chair and thanked and congratulated the team, comprising all Committee members and staff for their commitment and strong representation of the client group, commenting on the high regard the organisations has earned.

### APPOINTMENT OF AUDITOR

**Recommendation:** Des Duplex to be appointed as auditor for the financial year 2016-2017

**Moved:** Christine Penny, seconded Paul Connell  
**Carried**

### GENERAL BUSINESS

The meeting acknowledged attendance of three special businesses/organisations and expressed thanks for their on-going contributions to the success of Alliance Housing: Rick Ward - Neami National; Kevin Blackwood - Coastline Homes and Jennifer Boon – Westpac.

### CLOSE OF MEETING

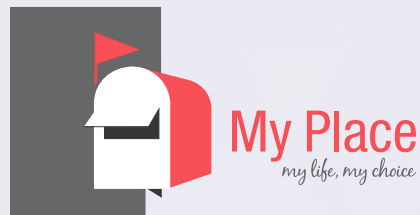
There being no further business Chairperson Judy Jones declared the Annual General Meeting 2015/2016 closed at 12.28pm and invited all to enjoy refreshments together.



# ALLIANCE HOUSING VALUED PARTNERS



Government of **Western Australia**  
**Housing Authority**



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