

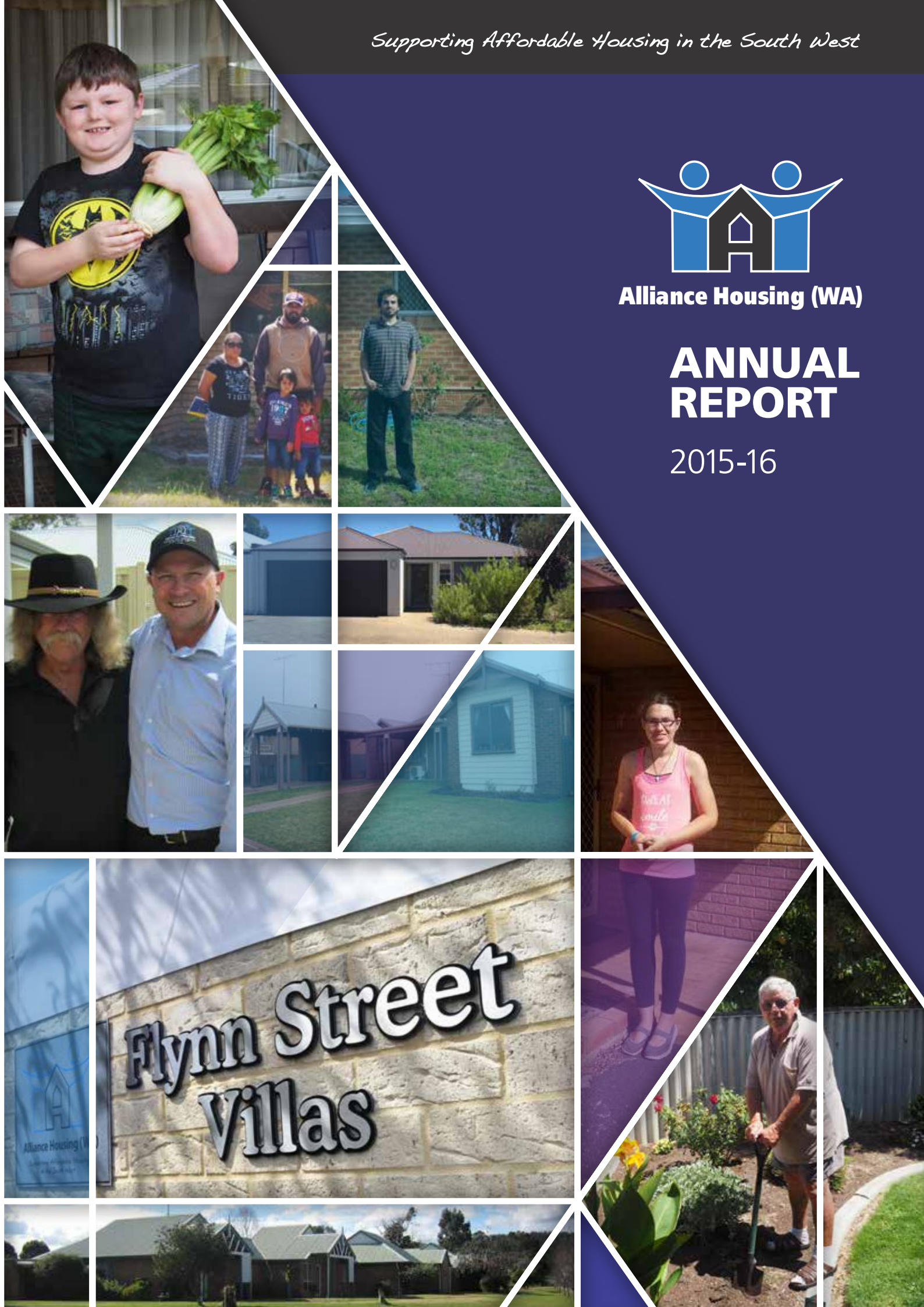
Supporting Affordable Housing in the South West



Alliance Housing (WA)

ANNUAL REPORT

2015-16





Alliance Housing (WA)

*Supporting Affordable Housing
in the South West*

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Mission

To be a stable and significant provider of good quality, affordable and accessible housing in the South West of WA to people seeking an alternative to mainstream housing. Alliance Housing (WA) is committed to the provision of excellent service and best outcomes for its tenants. Clients and prospective tenants will have easy access to Alliance Housing staff and will be treated with courtesy and respect.

Vision

- Relieve housing related poverty.
- Provide and manage quality, secure, affordable housing for people on low to moderate incomes.
- Encourage tenant participation in the development, design and management of the accommodation provided by Alliance Housing (WA).
- Develop and promote awareness of housing issues.
- Do all such lawful things as necessary, incidental or conducive to the fulfilment of the above objectives.

Committee Members



Judy Jones
Chairman



Paul Connell
Treasurer



Keryn Curtis



Peter Procter



Sandy O'Neill



Christine Penny



Jan Pederson



Rob Holmes



Andrew McRobert



Julie-Ann Lorca



Staff



Mike Bateman
CEO



Kay Shaw
Business Manager



Shirley Wood
Tenancy Officer



Emma Britza
Administration Assistant

CEO's Report 2016

While last year we only added one (1) new property to our overall portfolio this was not the case this year as we have increased our holdings to the magic one hundred (100) homes. This has occurred due to our completed construction project at Flynn Street in Bunbury (5 units) our Manjimup partnership (4 units) and securing two units in Collie.

Alliance Housing along with the Shire of Donnybrook Balingup has provided a business case to the South West Development Commission seeking funds for an eleven (11) unit development in the town of Donnybrook to house seniors from the area. We are confident we have put forward a strong case for assistance and await the decision.

Given that Alliance Housing has never really been a participant in the asset transfer programs of the state government this has been a significant achievement. What it also does is set the foundation for the funding of future projects and allows for our growth strategy to become much more effective.

Joining our Board of Management this year were Rob Holmes (CEO Enable) Andrew McRobert (Director & Senior Planner MPM Development Consultants) and Julie-Ann Lorca (CEO Community Legal South West). This has brought an enormous deal of experience to the committee. Their input has certainly enhanced our reputation in the community housing sector.

To the Chairman Judy Jones and the other Board members I sincerely thank you for the guidance, support and commitment to Alliance Housing and the sector in general.



There are numerous and significant challenges ahead of Alliance Housing but we know we are up to the mark as we continue to improve on what we have achieved and continue to evolve into a significant contributor to the community housing sector in the south west of Western Australia.

Our ongoing relationship with the Housing Authority remains strong and we look forward to this as an enduring and continually improving partnership.

Finally and importantly I wish to sincerely thank the staff of Alliance Housing. Kay Shaw, Shirley Wood and Emma Britza continue to provide loyalty and diligence in the undertaking of their duties and I find it an honour to work with staff of this character. I am certain the Board is of the same view and I wish to express my sincere gratitude on a "job well done".

Mike Bateman
Chief Executive Officer

Chairman's Report

Alliance is celebrating the milestone of our one-hundredth property in this report.

The proposed development of aged persons' units in the Donnybrook-Balingup Shire has progressed to the next stage, this is an eleven (11) unit development in partnership with the shire.

Several other opportunities for Alliance to acquire additional units of accommodation are in the pipeline and there are hopeful signs of bringing these to a successful conclusion in the near future.

Alliance has reached into the region this year with additional units being added in Collie and Manjimup.

Alliance's financial performance during 2015/16 has exceeded previous years and is largely due to the attention given by the staff to all components of tenancy management and financial compliance.

Alliance has been represented in the national arena by CEO Michael Bateman as he has attended conferences interstate, and has supported leading Western Australian state agencies as part of his extensive networking.

This is seen as essential as the area of community housing grows in importance as an alternative provider in an era when funding for public housing is in decline. It is vital that Alliance keeps abreast of changes and trends in the industry so as opportunities arise they can be optimised for our client population.

Demand for accommodation in this region does not diminish, according to our staff who see people fronting the office or callers on the telephone on a daily basis.

With a state election set for March 2017 it is important that agencies like Alliance keep the issue of housing to the forefront and



positively influence those who will be the decision-makers in the next state parliament.

There are plans to relocate Alliance's offices to a more suitable location during the next financial year, and financial assistance for the move has been sought from Lotterywest. This has been made necessary as there are limitations at the current location of the office, and in anticipation of the immediate and medium-term future of the organisation.

Succession planning too is under consideration. This is vital as Alliance looks to consolidating the excellent work that has been achieved over the past five years. Alliance's success is due to the diligence of all staff. CEO Michael Bateman is ably supported by Business Manager Kay Shaw and Tenancy Officer Shirley Wood, with Emma Britza continuing to serve as Administration Assistant.

On behalf of the Alliance Board, I want to express gratitude to each of these valued staff for their professional approach to their duties.

In conclusion, thanks are due to Alliance Board members for their contributions during this year.

Judy Jones
Chairman



I am pleased to report that, once again, Alliance Housing (WA) has performed extremely well over the last financial year.

The total turnover is up by 11.2% from 2014-15 to \$973,702 as a result of the addition of 7 new properties in Manjimup(4) and Flynn St (3) to the organisation's portfolio.

There was a corresponding rise in expenses, up by 8% to \$721,806, meaning that the overall nett surplus for the year was \$251,896, up 21.6% from 2014-15. The details of these figures are included in the "Statement of Financial Performance" report.

Treasurer's Report

The overall equity for Alliance Housing is very sound with \$3,872,887 in accumulated funds at 30th June 2016 and this should provide a solid foundation for the organisation's future growth and expansion. The total accumulated is made up as shown below.

The BAPHCP funds introduced were the funds held in reserve for repairs and maintenance for the Bunbury Aged Care that has now been fully transferred to Alliance Housing. The Windmill Project Inc. funds introduced are funds held in reserve for the long term maintenance of the 4 Manjimup properties.

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

I would like to thank the staff at Alliance Housing, particularly Kay for her hard work and support in helping me in my Treasurer's responsibilities.

Paul Connell
Treasurer

Opening accumulated fund (1/7/2015)	\$1,310,605
Asset Revaluation Reserve	\$2,233,238
BAPHCP Funds introduced	\$34,227
Windmill Project Inc. Funds introduced	\$42,921
Surplus for year (30/6/2016)	\$251,896

Auditor's Report

ALLIANCE HOUSING (WA) AUDITOR'S REPORT

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

To the Members

I have examined the books of account and records of the Alliance Housing (WA) for the period ended 30 June 2016 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 2016 according to the best of my information and explanations received and as shown by the books of Alliance Housing (WA).

**D.S.DUPLEX
CERTIFIED PRACTICING ACCOUNTANT
29 August 2016
Bunbury, Western Australia**

Statement of Financial Position

As at 30 June 2016

ALLIANCE HOUSING (WA) STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2016

<u>2015</u>		<u>2016</u>
	ACCUMULATED FUNDS	
1,103,448	Accumulated Funds at start of year	1,310,605
2,233,238	Asset Revaluation Reserve	2,233,238
34,227	BAPHC Funds Introduced	34,227
0	Windmill Project Inc. Funds Introduced	42,921
<u>207,156</u>	Surplus for the period	<u>251,896</u>
3,578,069	Accumulated Funds at year end	3,872,887
	<u>This was represented by:-</u>	
	CURRENT ASSETS	
113,984	Cash at Bank - Working Account	110,046
5,383	Cash at Bank - REST Working Account	5,858
0	Cash at Bank - Business Cash Reserve 253833	37,702
107,870	Cash at Bank - Term Deposit	0
207,062	Cash at Bank - Business Flexi	0
145,174	Cash at Bank - Business Cash Reserve 238128	95,262
38,982	Prepayments & Accrued Income	37,017
<u>300</u>	Petty Cash	<u>300</u>
618,755		286,185
	less CURRENT LIABILITIES	
5,383	Bonds & Other funds held in REST	5,858
845	Corporate Credit Card	43
832	Donation Initiative Scheme	0
-13,879	GST & Payroll Liabilities	195
<u>19,610</u>	Creditors	<u>22,458</u>
12,791		<u>28,554</u>
605,964	NET CURRENT ASSETS	257,631
	add NON - CURRENT ASSETS	
85,952	Office Equipment	89,588
<u>-79,145</u>	Less Accumulated Depreciation	<u>-84,073</u> 5,515
13,850	Motor Vehicle at Cost	39,185
<u>-6,924</u>	Less Accumulated Depreciation	<u>-4,407</u> 34,778
1,116,176	Rental Properties at Cost	1,749,794
<u>2,145,000</u>	Rental Properties at Valuation	<u>2,145,000</u>
3,274,909		3,935,087
	less NON - CURRENT LIABILITIES	
24,004	Unused Annual Leave Provision	31,180
22,690	Unused Long Service Leave Provision	32,541
91,170	Provision for Day to Day Maintenance	91,170
<u>164,940</u>	Provision for Long Term Maintenance	<u>164,940</u> <u>319,831</u>
302,804		
3,578,069	NET ASSETS	3,872,887

Statement of Financial Performance

As at 30 June 2016

ALLIANCE HOUSING (WA) STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 30 JUNE 2016

<u>2015</u>	INCOME	<u>2016</u>	
799,242	Property Income	928,627	
11,761	Property Income - Management Fees	12,765	
48,720	Property Income - Tennant Liability	26,668	
15,322	Interest & Sundry Income	<u>5,642</u>	
875,045			973,702
	EXPENDITURE		
	Property Management		
27,919	Insurance	34,810	
108,719	Property Maintenance - General	86,183	
86,463	Rates, Service Charges & Levies	94,081	
<u>44,534</u>	Long Term Maintenance	<u>63,196</u>	<u>278,270</u>
267,635			
	Administrative Expenses		
563	Advertising	825	
3,975	Accounting & Audit	3,975	
9,975	Bad Debts Written Off	6,556	
2,154	Bank Charges & Transaction Fees	2,264	
14,149	Consultants & Legal	11,058	
5,506	Computer & IT Expenses	7,078	
13,287	Depreciation & Profit/Loss on Disposal	8,533	
3,135	Loan Interest & Expenses	13,551	
3,548	Marketing, Promotion & Web Expenses	3,176	
643	Minor Equipment Purchases	1,634	
6,392	Office Expenses	4,624	
434	Office improvements	0	
1,654	Postage	2,046	
2,861	Printing, Fax, Stationery and Photocopying	3,483	
3,704	Professional Indemnity & General Insurance	3,464	
44,439	Rent, Service Charges & Electricity	48,695	
0	Repairs, Maintenance & Sundries	3,647	
525	Security	436	
354	Subscriptions, Licenses & Govt. Charges	1,217	
21,912	Superannuation	23,945	
4,154	Telephone	5,435	
2,367	Training & Other Staff Expenses	5,365	
7,844	Travel, Accommodation & Meals	8,554	
244,860	Wages & Salaries	272,773	
<u>1,819</u>	Workers Compensation Insurance	<u>1,202</u>	<u>443,536</u>
667,889	Total Expenditure		721,806
207,156	Total surplus for the year		251,896

Statement of Accounting Policies

ALLIANCE HOUSING (WA) NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE PERIOD ENDED 30 JUNE 2016

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.

(e) PURCHASE OF UNITS 4 & 9, 17 MOIRA ROAD COLLIE

Alliance Housing (WA) has entered into contracts to purchase Units 4 & 9, 17 Moira Road Collie for \$270,000 each. Deposits of \$1000 have been paid for each property and a loan facility has been negotiated with Westpac Bank for \$540,000.

Budget

Alliance Housing WA Budget 2017

Income

Property Income	965,000	
Management Fees	13,000	
Tenant Liability	30,100	
Interest	<u>1,047</u>	1,009,147

Expenditure

Property Management

Insurance	40,840	
Property Management - General	99,000	
Rates, Services Charges and Levies	112,000	
Long Term Maint	<u>75,000</u>	326,840

Administrative

Advertising	1,000	
Audit & Accounting	3,975	
Bank Charges	1,000	
Loan Interest	25,523	
Centerlink deductions	2,400	
Legal & Professional fees	14,000	
Consultancy fees	400	
Computer & IT Expenses	9,000	
Depn	13,672	
Office relocation costs	5,000	
Office Expenses	5,000	
Staff Uniforms	2,000	
Office Cleaner	3,500	
Postage	2,400	
Printing , Stationery & Photocopier	4,400	
Professional Indemnity & General Ins	3,654	
Rent	31,656	
Service charges	16,051	
Electricity	3,300	
Office fixtures and fittings < 1000	3,000	
Repairs, Maintenance and Sundries	3,000	
Security	1,000	
Subscriptions	2,015	
Superannuation	27,550	
Telephone	6,000	
Bad debts written off	6,000	
Training & Other Staff Expenses	3,000	
Motor Vehicle Expenses	13,000	
Mileage	2,000	
Travel, Accommodation and Meals	1,000	
Employee Fringe Benefits	3,500	
Web/Marketing costs	4,500	
Special events	1,000	
Wages & Salaries	290,000	
Workers Comp	<u>1,371</u>	515,867

Total Expenses	<u>842,707</u>	
Surplus from activities	<u>166,440</u>	

2016 Highlights

Alliance Housing set a goal of having 100 properties under our management by the end of 2016, we're pleased to announce that with the addition of 4 new units in Manjimup and securing 2 properties in Collie we have achieved this goal! We now provide housing for over 200 adults and children in 100 properties throughout the South West, making a significant contribution to affordable housing in the South West region.



Management of privately owned properties

This year Alliance Housing took on management of a number of properties owned by private investors. We offer owners of investment properties an alternative to the private rental market by managing properties under Community Housing guidelines.

New Website & Facebook page

The new Alliance Housing website and Facebook page was launched in July this year. The website features a wealth of information on Alliance Housing's services, and also provides

links to other relevant organisations. The facebook page is designed to keep our tenants, support agencies and local community up to date with all of our latest news.

Website: www.alliancehousing.com.au

Facebook: www.facebook.com/Alliance-Housing-WA

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 years winners were Mark & Adelin Taylor.





Alliance Housing chief executive officer Mike Bateman and Housing Minister Colin Holt welcome the opening of five new affordable houses.

Partnership provides new affordable homes

USMAN AZAD

FIVE new affordable houses in Bunbury will provide homes for people with physical disabilities.

About 40 people including politicians, representatives of Alliance Housing, which will manage the homes, and the new tenants attended the opening event outside the new homes on Flynn Street on Friday.

The units are designed to cater to people with physical disabilities and feature hand rails in bathrooms and wider doors for wheelchair access.

The complex, which includes two two-bedroom units and three one-bedroom units, is located near parks and a major shopping centre.

Housing Minister Colin Holt said the homes were for people on the Housing Authority's waiting list or clients of the Disability Services Commission.

"Alliance Housing manages 89 properties on behalf of the Housing Authority," Mr Holt said.

"As a registered community housing provider, Alliance have committed to delivering seven new properties by 2020. The

Flynn Street development contributes five units towards that target.

"The Flynn Street development showcases the effectiveness of partnerships between government and community housing organisations to increase the supply of social and affordable housing in Western Australia."

During the opening, Alliance Housing chief executive officer Mike Bateman paid particular tribute to Bunbury MLA John Castrilli for "performing a miracle" to solve a problem holding up the development.

In December 2014 demolition began on 2 units at Flynn Street in Bunbury, to make way for 5 brand new units to be built. Minister for Housing Colin Holt officially opened the units at a Grand Opening Ceremony held in November 2015, attended by the tenants and their families, local politicians, Alliance Housing staff & committee members. The opening of the new units also attracted the attention of the local newspapers, with the Bunbury Mail & Bunbury Herald both featuring an article on the development of the units.

Opening doors for disabled

By JUSTIN RAKE

FIVE new units built specifically to house people with disabilities were officially opened in South Bunbury on Friday.

Minister for Housing Colin Holt opened the units, which were built by Coastline Homes in partnership with Alliance Housing.

"Organisations like Alliance Housing are so important to making sure everyone in our community has a place to call home," he said.

"They deliver an outcome to those who need it the most."

The units are designed with features to accommodate the needs of the tenants.

Alliance Housing chief executive officer Mike Bateman said the units culminated years of hard work for the company.

"It's very rewarding to see this all come to fruition," he said.

"We were very lucky to snag a local builder and we wish the tenants all the best in their new homes."

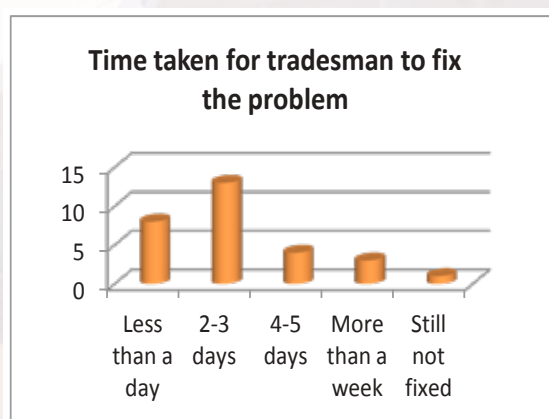
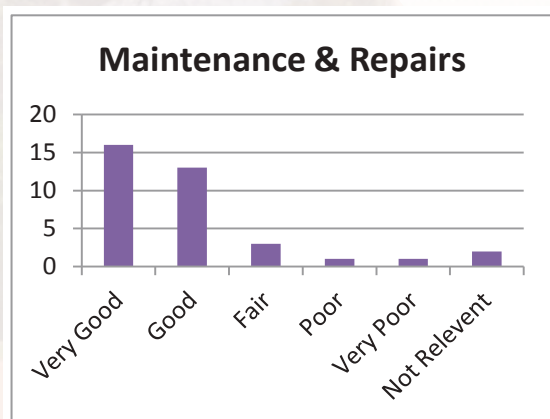
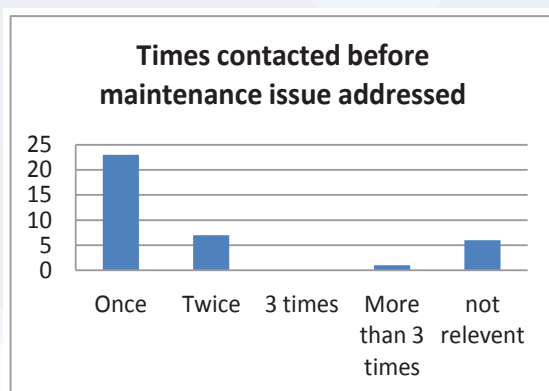
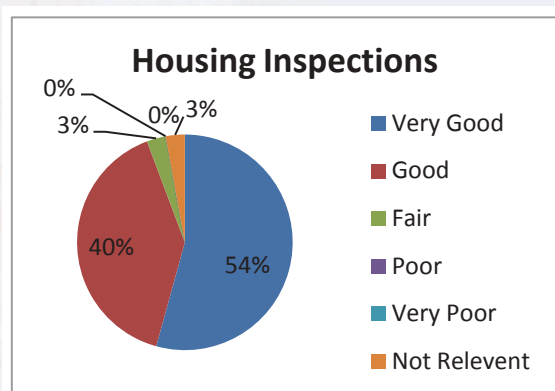


Alliance Housing workers Shirley Wood, Emma Britza, Kay Shaw, chairperson Judy Jones and chief executive officer Mike Bateman.

The units replaced an old duplex on Flynn Street and were built so that alterations could be

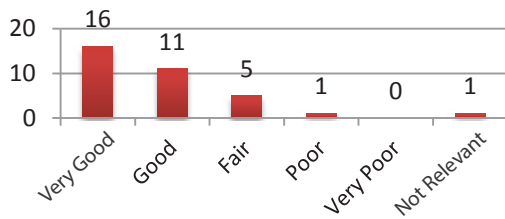
made with the change of tenants. In total, the units cost \$900,000 to build.

Results from Tenant Survey 2016

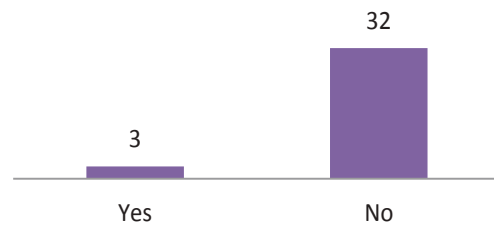


Results from Tenant Survey 2016

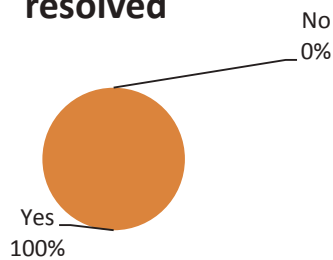
Handling of rent calculations, payment and reviews



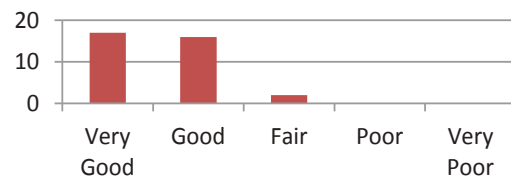
Have you ever been behind in your rent



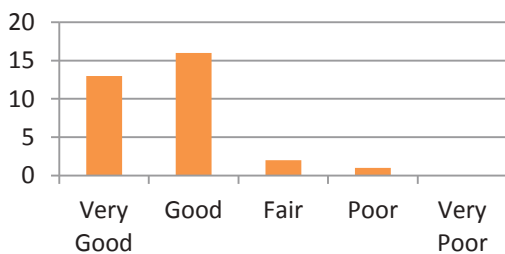
Staff clearly explained debt & how it could be resolved



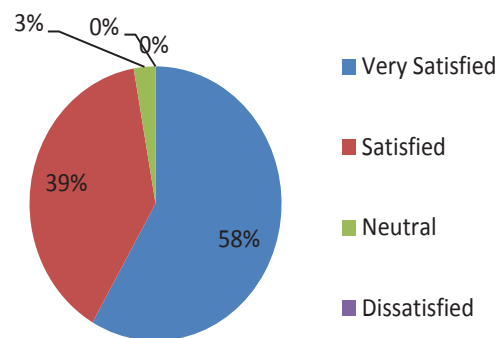
Rights as a tenant supported by Alliance Housing



How useful is information provided by Alliance Housing



Overall satisfaction

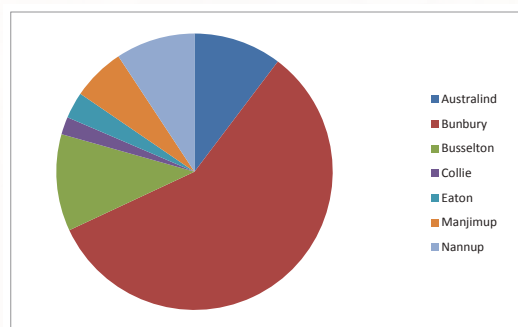


Accommodation Statistics

Property

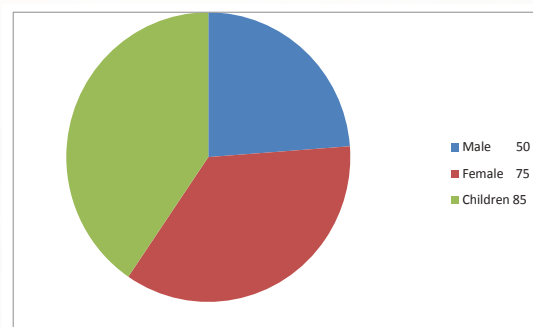
PROPERTY LOCATIONS

(97)

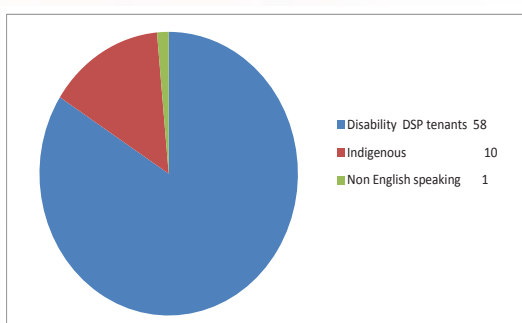


Accommodation

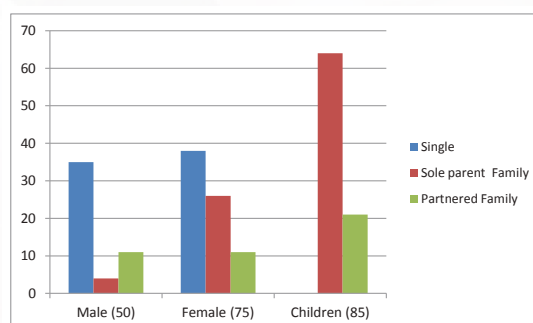
PEOPLE ACCOMMODATED (210)



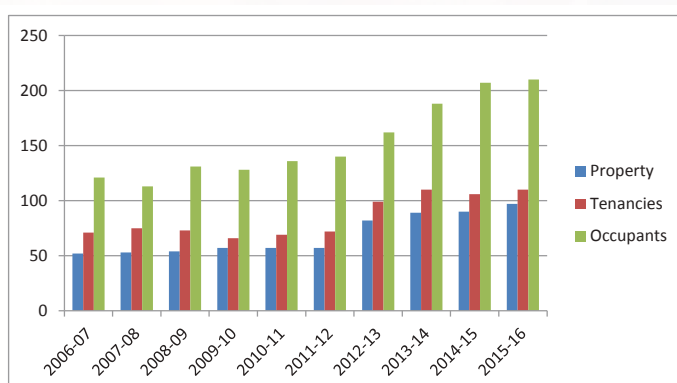
SPECIAL NEEDS HOUSEHOLDS (59)



FAMILY TYPES AND OCCUPANT NUMBERS (207)



GROWTH 2007 - 2016



	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

Alliance Housing (W.A)

Minutes Of The Annual General Meeting

Wednesday 21st October 2015 – 12 noon
Chamber of Commerce Building,
15 Stirling Street, Bunbury 6230

GUEST SPEAKER:

Barry Doyle from CHIA

Spoke on the future of Community Housing. On the dissolving of CHCWA and the relevance of SHELTER & CHIA.

OPENING OF MEETING

Meeting was opened at 12.20pm.

PRESENT:

Judy Jones	Alliance Housing WA
Tania Jackson	Alliance Housing WA
Christine Penny	Alliance Housing WA
Sandy O'Neill	Alliance Housing WA
Graeme Docker	Alliance Housing WA
Paul Connell	Alliance Housing WA
Keryn Curtis	Alliance Housing WA
Faye Pedalina	DSC
Andrew McRobert	MPM Development
Philip Rowe	Accordwest
Julie-Ann Lorca	Bunbury CLC
Rob Holmes	Enable SW
Barry Doyle	CHIA
Mike Bateman	Alliance Housing WA
Shirley Wood	Alliance Housing WA
Kay Shaw	Alliance Housing WA
Emma Britza	Alliance Housing WA

APOLOGIES:

Jan Pedersen	Alliance Housing WA
Kevin Blackwood	Coastline Homes

From correspondence:

Don Punch	SWDC
Gary Brennan	City of Bunbury
Elliot Fisher	
Colin Holt	Minister for Housing
Nigel Hallett	MP
Barry House	MP

MINUTES OF PREVIOUS MEETING:

Recommendation: The minutes of the last AGM held on 29th October 2014 to be accepted as a true and correct record.

Moved: Graeme Docker. **Seconded:** Sandy O'Neill
Result: Carried

CHAIRPERSONS REPORT:

Judy Jones report was presented from page 3 in Annual Report

Recommendation: The Chairpersons report as tabled and accepted

Moved: Judy Jones **Seconded:** Paul Connell

Result: Carried

EXECUTIVE OFFICERS REPORT:

Mike Bateman's report was presented on page 2 in Annual Report.

Mike highlighted:

- His thanks to the Staff
- His thanks for the support of the Board Members and welcomed the input of all the new Members throughout the previous term
- New staff member Emma.
- Disappointed only 1 unit was added to our numbers but we are looking to the future:-
- Completion of 5 units modified for people with disabilities – opening on 20/11/15, by Minister for Housing
- Continue with our relationship with Coastline Homes.
- Eaton development was unsuccessful due to issues
- Royalty for Regions – Donnybrook development of 13 units
- Joint venture with Stellar Living
- Questus – NRAS – May look to us as a tenancy manager for 48 units.
- Busselton & Peel future venture
- Develop a long term plan for existing large blocks with SHIP
- Brunswick Junction houses

Chairman also thanked Committee, CEO & staff for their commitment.

Recommendation: The Executive Officer's report be accepted

Moved: Judy Jones **Seconded:** Paul Connell

Result: Carried

Questions were invited but none received.

continued over...

Alliance Housing (W.A)

Minutes Of The AGM...continued

TREASURERS REPORT:

Christine Penny presented the treasurer's report and Auditor's report Pages 4 - 8 in Annual Report \$207,156.00 surplus for financial year 2014/15

There were no questions

Recommendation: The financial statements for the financial year of 2014-2015 be accepted.

Moved: Christine Penny **Seconded:** Tania Jackson **Result:** Carried

DISSOLUTION OF 2014/2015 COMMITTEE

Judy Jones stepped down from the chair & Paul Connell was asked to oversee the dissolution of the current Board and the election of the incoming Committee.

ELECTION OF 2014/2015 COMMITTEE:

Paul asked for the nominations which had been received

Position	Nominated		
Chairperson	Judy Jones	Renominated	Accepted/Carried
Treasurer	Paul Connell	Nominated by Christine Penny	Accepted/Carried
Committee	Brian Peter Procter	Renominated	Accepted
Committee	Jan Pedersen	Renominated	Accepted
Committee	Christine Penny	Renominated	Accepted
Committee	Sandy O'Neill	Renominated	Accepted
Committee	Graeme Docker	Renominated	Accepted
Committee	Robert Holmes	Nominated	Accepted/Carried
Committee	Julie-ann Lorca	Nominated	Accepted/Carried
Committee	Keryn Curtis	Renominated	Accepted
Committee	Andrew McRobert	Nominated	Accepted

Paul Connell announced the dissolution and election of the new committee for 2015/2016 is now complete.

Meeting handed over to Chairperson (Judy Jones) to complete proceedings.

The Chairman advised that Tania Jackson has not renominated for the committee. Thanks were given for her long loyalty to Alliance Housing WA. Tania has seen though Alliance to what it is today. Thanks were given on behalf of the Chair and all the Committee Members. The CEO thanked her also.

APPOINTMENT OF AUDITOR:

Recommendation:

Des Duplex is to be appointed for the financial year 2015/2016.

Moved: Christine Penny **Seconded:** Paul Connell

Result: Carried

CLOSE OF MEETING:

There being no further business Judy Jones officially declared the Annual General Meeting closed at 12.45pm.

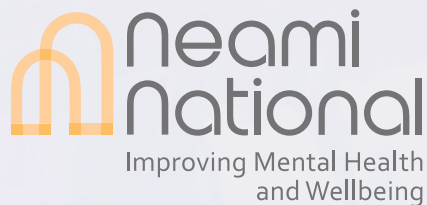
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