

Annual Report 2006-07

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Published November 2007 by
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Introduction

About us

Shelter NSW is a community-based, state-wide, peak body, which promotes the housing interests of low-income and disadvantaged people in New South Wales.

History

Shelter NSW was established in 1975. We have advocated and campaigned for support of public housing and the development of community-based initiatives like tenant-managed housing, co-operatives, community-based housing associations, and local government planning innovations for affordable housing.

Purpose

Shelters' mission is to work for a just and equitable housing system.

Shelters role is to:

- promote a co-ordinated response within the community sector to housing issues impacting on access to housing by low-income and disadvantaged people;
- work with and influence government and relevant community sector organisations to develop housing policies and programs that meet the needs of low-income and disadvantaged people and offer appropriate housing solutions;
- increase public awareness of housing issues and support for adequate and sustainable responses;
- provide quality information, assistance and support to the community sector, members and other stakeholders.

Board, staff, consultants, interns and students

Board members

Executive

Chairperson: Chris Martin
Treasurer: Warren Gardiner
Secretary: Sue Cripps

Directors:

Michael Darcy
John Falzon
Maureen Kingshott
Garry Mallard
Andrew Meehan
Paula Rix
Karine Shellshear
Maryanne Sneddon
Judy Stubbs

Shelter Staff

Executive Officer:

Mary Perkins

Principal Policy Officer:

Craig Johnston

Senior Policy Officer:

Joy Connor

Senior Policy Officer:

Robert Mowbray

Office Manager:

Flora Armaghanian

Consultants, interns and students

Consultants:

Chris Elenor
Nick Warren
Peirce Munro Pty Ltd

Interns and students:

Glen Maher
Sean Armstrong
Ali Youssofzay
Nadia Ballantine-Jones

Chairperson's report

Over the past year, housing has become an issue of the first importance in public debate. The high cost of housing has received sustained attention in the media, with the problem of unaffordable rental housing receiving almost as much attention as unaffordable home purchase. The attention has also been more critical, and some of the well-rehearsed responses by governments and industry – release more land, stimulate demand – are now seen as insufficient and implausible.

Shelter NSW has been working to make the public debate about housing broader, deeper and better informed. It has done so through its own public statements on housing issues and, even more so, through briefings and analysis provided to journalists, politicians, administrators, its partners in the community sector, and its individual members. As well as suggesting its own answers to housing policy problems, Shelter has been helping people ask the right questions.

Shelter has done so through a variety of ways of working. It continued its seminar series, with a wide-ranging seminar on opportunities and challenges for the housing system in New South Wales ahead of the 2007 State Election. Shelter's popular training program continued through the year, with new courses developed to cater for the wide range of persons asking for education about housing issues. Shelter's publications for the year included its periodical

'Around the House' and occasional Shelter Briefs. Two publications prepared by Shelter's Principal Policy Officer, Craig Johnston, deserve to be highlighted: the Shelter Brief *'State Government Revenues: a guide for housing activists'* makes matters of public sector finances astonishingly clear, and the factsheet produced particularly to inform debate and policy-making ahead of the State Election is an excellent compilation of facts and figures about housing in New South Wales.

This year Shelter bade farewell to its Senior Policy Officers, Robert Mowbray, who has returned to casework with the Older Persons Tenants Service, and Joy Connor, who retired. We wish each of them the very best.

Upon Robert's and Joy's respective departures, Shelter took the opportunity to restructure its Senior Policy Officer positions, to create a Senior Policy Officer position with a specific focus on community development, education and outreach work, and to create a new Policy Officer position to support Shelter's research needs. As I write, Shelter has yet to recruit permanent employees to these positions, and is finding the process challenging. It is increasingly apparent that the main difficulty lies in the wages that Shelter is able to offer. We have been fortunate to have Nick Warren and Sue Creek, each of whom has a long involvement with housing issues and the community sector, filling the vacancies temporarily.

We are even more fortunate to have long-standing employees like Mary Perkins, Shelter's Executive Officer, Craig Johnston, Shelter's Principal Policy Officer, and Flora Armaghanian, Shelter's Office Manager, who keep the association working. On behalf of the Board and the membership, I thank them.

The largest part of Shelter's funding comes from the NSW Department of Housing. My deep thanks go to the Minister for Housing, the Hon Matt Brown, and the staff of the Department, particularly its Director-General, Mike Allen. The Minister was appointed after the State Election, and relations between his office and Shelter have quickly become encouraging and productive.

This is my final report as Chairperson of Shelter, as I have now served the maximum term allowed Board members under the association's constitution. I am grateful to the association's membership and my fellow Board members for the opportunity – it was a tremendous education in housing issues, and I recommend it to any Shelter members who feel like getting more involved. One of my fellow Board members, Karine Shellshear, has also served the maximum term, and I thank her especially for her contribution to the association. To new and re-elected Board members, I bid a warm welcome.

Chris Martin

Chairperson

Executive Officer's report

Over a number of years now, we have reported on significant changes taking place in our housing system. It is now very difficult for many lower income households to obtain housing that is appropriate and affordable. The Public housing system is now essentially a welfare housing system accessible to the very poor and those with complex needs. In the private market, house-price inflation has created significant difficulties for new homeowners and a shortage of housing stock and high prices has meant that the private rental market is out of reach for many low-income households.

Through our involvement with National Shelter and the NCOSS/ACOSS network, we have been successful in attracting significant public and political attention to issues of housing affordability. Many of the solutions to our housing problems lie with the Commonwealth government, and for this reason and because of the opportunities presented by a federal election in the new financial year, we made significant contributions to the work within our national alliances. This is not to mean that the State government can be let off the hook, and prior to the State election in March 2007, we lobbied around things the State could do to alleviate the housing crisis for low-income households. We issued a 'Housing directions 2007' document in December 2006 that was focused on state issues, as well as participating in ad-hoc coalitions like the 'Every Kid' campaign.

During the last year, Shelter also began to work on some newish issues central to the development of a fair housing system. The first of these is the issue of state Commonwealth relations and state financing – it is now obvious to us that the future of any social housing system is dependent on there being a reasonable division of responsibilities between the Commonwealth and the states and a reasonable allocation of funding to meet those responsibilities. For all the organisations advocating for those households 'doing it tough', in portfolio after portfolio it is clear that the agreements between the Commonwealth government and state governments are not working very well. From where we sit, it seems that the Commonwealth has used these agreements to steer its policies and priorities, and because it is not responsible for service delivery avoids direct electoral responsibility for inadequate funding and failed policy.

During this year, we commenced work on the impact of climate change on low-income households and the implications for housing policy. This issue was then identified in our next workplan, that for 2007-08, for the first time. At the beginning of 2007, we took part in a national NGO roundtable discussion that sought to identify some of the impacts on low income households. Following the roundtable, we planned a seminar for the new financial year, to facilitate further discussion. While price is used as the main mechanism for controlling energy consumption low

income households will suffer increased hardship. From a Shelter perspective, it is important that we continue to identify the implications for housing policy and seek to advocate for policies designed to minimise energy consumption and to provide compensation or financial assistance.

The 'Reshaping of Public Housing' has continued and Shelter participates in the consultative committees established by the Department of Housing – for more information on our work in this area please refer to the report on our activity. However, the area of public housing policy I wish to draw particular attention to is the issue of community and tenant input into estate regeneration and community renewal. The Department has two programs in this area – Living Communities and Community Regeneration both of which have employed strategies for involving the community and tenants. However, in both programs, the key decision-making is top-down, i.e. the government/department decide and the community/tenants respond. While I acknowledge that there is a place for top-down decision-making, I also note that the benefits to be gained from bottom-up processes are not acknowledged. In addition, commitments to community development processes are relatively short term. The community regeneration projects are all time limited. This raises the question: What happens when times up? Community development is ongoing not time limited, and this is especially so when the communities are comprised of households 'doing it tough' who – as the policies associated with the 'NSW government plan for reshaping public

housing' are applied – will move on with increasing frequency. On the public housing estates at least, the impact of policies associated with 'Reshaping public housing' and the regeneration programs seem contradictory.

This report detailed description of the work we have done this year.

I would like to thank the staff of Shelter NSW, Craig Johnston, Robert Mowbray, Joy Connor and Flora Armaghanian, each worked hard and with a great deal of commitment and enthusiasm. I would also like to thank the Board and Executive for their considerable contributions. I also acknowledge and thank the Minister for Housing, the Hon Matt Brown MP, and the Director-General of the Department of Housing, Mike Allen, for their ongoing support for Shelter's work. Finally yet importantly, I thank the large numbers of individuals and organisations who have supported and contributed to Shelter throughout the year.

Mary Perkins

Executive Officer

Treasurer's report

I am pleased to present Shelter NSW Inc's Audited Financial Statement for the year ending 30 June 2007.

We achieved a modest surplus for 2006-07 of \$8,345.55, compared to \$6,665.96 in 2005-06. The surplus was entirely due to Shelter's own income, rather than its grant from the NSW Department of Housing and associated interest.

Shelter's own income includes from registration and sponsorship charges for our seminars and conferences, membership and subscription fees, fee for service work, publication sales and donations received. The gross amount of this income came to \$53,956.01, from which we allocated \$20,424.77 to expenses connected with our funded work. Shelter's net own income was therefore \$33,511.24.

Overall expenditure was \$425,506.28, compared to \$402,997.93 the previous year.

Total equity at the end of the financial year stood at \$81,519.22, largely consisting of accumulated reserves. These reserves are necessary to cover future contingencies that the organisation might face.

On behalf of Shelter I would like to thank the Minister for Housing, the Hon Matt Brown, and the Director General of the NSW Department of Housing, Mike Allen, and his staff for their continuing support of Shelter's important work.

As Treasurer I have seen first hand the extent to which Shelter accomplishes a great deal with a dedicated group of

staff and a relatively modest budget. I particularly thank Mary Perkins and Flora Armaghanian for assisting me in my position as Treasurer and for their diligent administration of Shelter's finances and systems. I also thank David Pierce of Pierce Munro Pty Ltd for his excellent accounting advice and assistance.

Warren Gardiner

Treasurer

Report on activities

The following report has been based on the six key result areas outlined in Shelter's operational plan.

1. The housing system

Housing policy

Advocating housing policy that reflects social justice and equity principles on behalf of low-income or otherwise disadvantaged households in New South Wales represents one of the major functions undertaken by Shelter.

At the national level, our contribution is generally made through National Shelter (and most of National Shelter's work is happening under the rubric of the National Affordable Housing Summit group).

Shelter NSW contributed to the organisation of, and the debate at, the National Forum on Housing Affordability held in Canberra in July 2006. This forum was organised by a national coalition of industry and non government organisations who have been working together for the last couple of years to seek better solutions to issues of housing affordability. The coalition released a proposal for a National Affordable Rental Initiative (NARI) designed to provide incentives for long term investment in affordable housing.

National Shelter has continued campaigning at the national level on

issues of sustainability in public housing and solutions to housing unaffordability for those 'doing it tough', but who are ineligible or unable to access public housing. The policy platform developed by National Shelter for the federal election was launched in April 2007 by Sharon Burrows from the ACTU. (The platform plus a key facts sheet can be found on the National Shelter website).

Shelter's Executive Officer is a member of the ACOSS Board. We contributed to the development of the housing section in the ACOSS budget submission to the Commonwealth Government and supported the ACOSS campaign, 'Advance Australia Fair – advance or retreat'. In preparing that campaign, surveys were conducted seeking community views about the essential things needed to make Australia fair – housing rated in the top ten and will be a major focus of the campaign.

NCOSS organised a meeting for the United Nations official looking at housing-related poverty in Australia in early August 2006. We prepared a briefing for the meeting on the Australian housing system and issues confronting it. The ensuing UN report highlighted many of the issues raised by us.

In March 2007, Shelter attended a two-day housing congress organised by the *Australian Financial Review*. It was an opportunity to hear first-hand views from the key players in the for-profit sector of the housing

industry. Key implications for Shelter's work include a need for more policy development around environmental issues (particularly land use on the urban fringes of cities), and climate change and greenhouse gas emissions.

State-directed advocacy work during the reporting period included meetings with the Opposition, in addition to regular contact with government representatives. The purpose of the meetings was to canvas major housing policy issues from the perspective of each.

Shelter Brief 29 on state government revenues was released in early July 2006. This paper describes the main sources of revenue for the government and provides examples from some social programs including housing. It was prepared in order to meet a need of advocates in our sector who are often frustrated by the 'argy bargy' between different levels of government. Shelter Brief 31, 'Housing directions 2007', was rewritten in the form of an options paper for discussion and released in December. Both Briefs are available on the website.

This year NCOSS did not submit a pre-budget submission to the SW Government. Instead it developed a pre-election statement 'A fairer NSW 2007'. Shelter contributed information and analysis, and participated in consultations and policy development on the housing and related sections of this document. We also participated in the NCOSS 'Fairer NSW' conference held in September 2006.

Shelter contributed to, or commented on, the election material being prepared by a number of organisations including the NSW Aged Care Alliance, Net-Act (a social justice group within the Catholic Church), the Womens Electoral Lobby and the 'Every Kid' campaign.

Shelter participated in the consultation organised by the state government as part of the development of the NSW State Plan. Our contribution focused on the need for governments to address the supply of housing within each of the major tenure forms, that is affordable to low and moderate income household. We also commented in the media on the Plan at the time it was announced.



NCOSS 'Fairer NSW' campaign

In March 2007, Shelter took part in a panel discussion on key environmental sustainability issues for New South Wales, along with representatives of green businesses. The event was organised by Green Capital (Total Environment Centre), and featured the NSW Minister for the Environment and the Opposition Spokesperson on the Environment. The perspective we were asked to bring by Green Capital was that of low-income households and how they might be affected by environmental changes and regulatory responses to those changes.

Advocacy directed at the development of comprehensive housing strategies in the local sphere included submissions to the Department of Planning on selected draft regional plans (for the Illawarra, Central Coast, Parramatta City centre and the Mid North Coast). In each of these submissions - lodged between September 2006 and February 2007- Shelter called for the regional plans to include explicit targets for the creation of affordable housing.

Shelter also made a submission to the Canada Bay Council on their draft policy on use of planning agreements, suggesting specific reference to affordable housing as a purpose for which such agreements might be used. The Council agreed to this amendment in December 2006.

Housing stock

Shelter contributes to policy and program development relating to the supply of affordable housing with a wide array of public, private and non

government agencies and networks.

We continue to convene and service the Affordable Housing Network NSW and maintain the webpage. The quarterly network meetings serve an important clearinghouse (i.e. information-sharing) function. Regular discussion items include state/regional planning issues and local government planning instruments. The councils represented were Cessnock, Hawkesbury, Leichhardt, Manly, Marrickville, Parramatta, Randwick, Sydney City, and Wyong. Staff from the Department of Housing's Centre for Affordable Housing also attend the Network meetings and there are 79 subscribers. (Other relevant activities and collaborations are reported throughout this report).

Housing assistance

Shelter continues to address the issue of housing assistance for working households on low to moderate incomes via its involvement with National Shelter, the National Affordable Housing Summit group and ACOSS. Recommendations regarding the adequacy of the payment of, and eligibility, for rent assistance were made to ACOSS to be included in their pre budget submission to the Commonwealth Government.

Shelter worked on an issues paper on shared equity schemes (released in July 2007). An overview of shared equity schemes operating in Australia and the United Kingdom was included in Issue 67 of Shelter's newsletter, *Around the House*.

A small research project on NSW councils' environmental planning instruments and adaptable housing was undertaken. The purpose of the research was to document the current state of NSW Local Government policies on the adaptability and accessibility of housing developments for people with physical disability. Sixty per cent of the state's 152 councils contributed information to the study. The research found that a third of these were using their planning and development powers to promote adaptable housing in new housing developments. The report was released on our website in October as Shelter Brief 30.

Planning

A small research project on NSW councils' environmental planning instruments and adaptable housing was undertaken and released in October (see previous paragraph). The Shelter Brief on 'Levying developers for affordable housing' was updated in late 2006. Both of these documents are available on our website.

The Sydney Metropolitan Strategy involves a subregional planning process – it is expected that there will be 10 subregional plans. Shelter - in conjunction with NCOSS and WSROC – initially intended to conduct workshops to facilitate participation in the subregional planning process. However, because of indefinite delays with the release of those plans and the likely erratic rollout, the workshop-organising syndicate decided not to go ahead. Shelter attended a Department of

Planning briefing on drafts of three of the subregional plans in August 2006.

Following the state election in March 2007, Shelter raised concerns with the Planning Minister about the apparent lack of implementation of four housing matters contained in the Metropolitan Strategy:

- guidelines on density bonuses for affordable housing;
- practice note on planning agreements for affordable housing;
- enabling of inclusionary zoning for affordable housing; and
- guidelines on adaptable housing.

In August last year, the Minister for Planning released stage 1 of the Built Environment Plan for Redfern-Waterloo. The stage 2 proposal was the subject of discussion between the Department of Housing's Director-General and Shelter in September. In January, Shelter lodged a submission with the Redfern-Waterloo Authority on a draft affordable housing contributions plan. Our submission argued for the Plan to:

- cover sites for which there were planning agreements (rather than exempt developments from such sites);
- use a standard formula for calculating development contributions consistent with affordable housing schemes in existing councils' schemes;
- set a higher contribution rate; and
- allow developers to provide affordable units on site (rather than not allowing so).

In November 2006, Shelter made submissions to the Department of

Planning on concept plans for the redevelopment of Darling Harbour East and the Carlton United Brewery site in Sydney, calling for a significant proportion of affordable housing in the redevelopments and, in the case of the latter, for the use of its powers under the Redfern-Waterloo Authority Act to this end.

In March 2007, Shelter joined environmental and social welfare non government organisations (NGOs) in Melbourne at a national roundtable on the social impacts of climate change. Informed by this, the matter of climate change and its impact on low-income households has been incorporated into staff work plans: issue 69 of *Around the House* included an article on climate change and housing and one on energy and water efficiency assistance schemes for low-income households; the November 2007 Shelter conference will be on how climate change affects low-income households.

In May 2007, Shelter attended a business forum organised by the Total Environment Centre's Green Capital on

carbon offsets. The purpose of the event was to share perspectives of mainstream and green businesses on carbon offset initiatives. Shelter's interest in this is how such initiatives feed into broader societal responses to climate change (at a micro level, an enhanced public focus on energy-efficiency has implications for how we run events such as conferences and the office).

Shelter met with the Utility Consumers Advocacy Program of the Public Interest Advocacy Centre in May 2007, to exchange perspectives on common issues around services provided by utilities to household customers. Shelter's interest in this area is in the water and energy usage of low-income households, pricing and conservation as these issues relate to housing design, construction and modification, noting that costing/pricing vary by tenure. Our primary focus in the new business year is likely to be on educational activities around climate change and low-income households, whereas PIAC's primary focus will be on state government regulatory interventions. There is



scope for the two organisations to share information and support each other's activities.

Community capacity, linkages and partnerships

Shelter continues to participate in the Forum of Non-Government Agencies (FONGA) convened by NCOSS. This forum represents an opportunity for us to learn of issues in other human services portfolios and to inform other NGOs of housing issues. We also joined the Housing Policy Advisory Committee of the Council on the Ageing (COTA).

We continue to convene and service the NESB Housing Taskforce and maintain the webpage. The bimonthly meetings serve an information-sharing/clearinghouse function, as well as deciding on courses of action to address defined issues. To date the Taskforce has focused on issues arising for new immigrants. As workers in this area turnover quickly and are not generally employed as specific housing workers, their knowledge of our housing system can be limited. The group has identified worker training as a priority and members have been canvassing the information needs of workers in their networks. We held a workshop in Granville in August for the group and a community education calendar has been developed for 2007. This network currently has 55 members.

Shelter has continued to play an active role in a number of Department of Housing (DoH) committees and forums (see section 7). This includes ongoing participation in the processes established

by the Department to develop an Accord between support agencies and the Department, such as the full-day workshops in September and December. Shelter has also continued to monitor the roll out of the Department's anti-social behaviour policy although no meetings were held in the second half of 2006.

We have raised the interaction between work, welfare and housing-related policies with both the NCOSS and ACOSS Boards and these issues have been included in their representations to government. Shelter also continued to raise these issues in a range of DoH committees.

In March 2007, Shelter put in a response to an options paper on integrated strategic planning by local governments issued by the Department of Local Government. Our submission suggested that the model adopted needed to incorporate recognition that work done by councils on housing market studies and affordable housing/needs studies constituted work for, and towards, a council's 'community strategic plan'.

In early 2006, a number of key community service agencies (including Shelter NSW, NCOSS, Family Services NSW, Burnside and the Aboriginal Child, Family and Community Care State Secretariate), set up the 'Every Kid' campaign which was launched in Anti-Poverty Week in October 2006. The aim of the campaign was to prompt State Government action to address issues of poverty and exclusion faced by disadvantaged children, young people and families in NSW. Shelter wrote a background paper and a fact sheet on housing



unaffordability issues for low-income families with children for the 'Every Kid' project. We also participated in an 'Every Kid' meeting with senior Department of Housing officials in November, and with the Shadow Minister for Housing in February 2007. The 'Every Kid' coalition held a final, debriefing session in May and the consensus was that it had proved a useful initiative. From Shelter's perspective, it gave a chance to collaborate with welfare agencies working with child and family poverty issues.

2. Social housing

The social housing system

To inform our constituency as well as gain their perspectives about issues of sustainability confronting the social housing system, Shelter attended a number of forums and community meetings and participated

in discussions on these issues. Meetings included Macarthur Housing Coalition, COTA, the Forum of Non Government Agencies, the Supported Living Forum and NCOSS.

We have prepared papers and presentations for a number of community conferences and seminars including the Illawarra Forum Conference, the Mental Health Co-ordinating conference, the Annual Conference of the Co-operative Federation of Australia, and a conference organised by WESTHIRN in Fairfield.

The issue of the sustainability of the social housing system has been covered in our newsletter *Around the House*, and we have provided information for a number of community newsletters, including *Archways*, *Southern Voices* (the newsletter of the Central Sydney South Regional Resource Service) and *Tenant News*. In late October 2006, Shelter issued a media statement in response to the release of the report from the Legislative Assembly Inquiry into the allocation of social housing. The findings

of the report were also considered in the redrafting of our 'Housing directions 2007' statement.

We have contributed to the housing sections of both the ACOSS and NCOSS budget submissions and responded to the State budget via media release and articles in our newsletter, *Around the House* and in *NCOSS News*. Our response to the Commonwealth budget was made through National Shelter.

Shelter has also organised conferences for key stakeholders and those concerned with housing issues in NSW, and conducted workshops and training courses for community-based workers and tenant leaders across the state (see section 5).

Shelter has continued to participate in the DoH Living Communities Consultative Committee. One reason for this is to learn more about the operation of the 'public/private partnership' approach to the redevelopment of public housing.

Shelter has continued its involvement with a number of DoH advisory and consultative committees:

- New Products Reference Group - issues dealt with include proposed shared equity products, private rental brokerage and social housing for older people.
- Reshaping Public Housing NGO Reference Group where the focus was mainly on the Accord and the new tenure arrangements.
- We attended a briefing session on new tenure changes in October and then updated the information on the Shelter website.

- We participated in NGO workshops on the Housing and Human Services Accord at the Department in September and December.

We also contributed to the Department's policy development processes by providing written comment on drafts addressing the following matters:

- implementation of Section 68A of the Residential Tenancies Act (August);
- policy on types and length of lease (August);
- relocation of tenants for management purposes (October);
- nine Factsheets prepared by the Targeting and Tenure Team to incorporate new 2, 5 and 10 year leases (October).

In early 2006, Shelter agreed to auspice an intern funded by the Ronald Henderson Research Foundation. The Foundation gave a grant to an economics honours student from Newcastle University to undertake a project for Shelter on a matter that combined social policy and economic analysis. The project decided upon was designed to investigate the impact of public housing tenure on labour force participation in Australia. Work commenced in January 2006 and the final report was submitted 12 months later.

Data was sourced from the Australian Bureau of Statistics 2003 Survey of Disability, Aging and Carers. The sample size was limited to 23,655 people and data analysis indicated substantial variation by gender and tenure. It also showed that disability had a strong impact on labour force participation, which rose with the severity of disability.

The major difference between the general population and public housing tenants was the effect of long-term health conditions, which accounted for 22% less participation for public housing tenants, but was insignificant for the general male and female populations.

Shelter has continued its efforts to support the development of community-based housing within the social housing sector. Activities have included:

- a meeting with Newtrain (a northern NSW based NGO) to discuss paths for affordable housing projects;
- serving as a judge on the 2006 Community Housing Excellence Awards;
- a presentation on local government and affordable housing and participation in a panel discussion on the future of community housing at the NSW Community Housing Conference in Newcastle.

From December 2006 to February 2007, Shelter took on an intern, under Macquarie University's internship program for social science students. The focus of this mini research project was local government housing and community housing associations. The purpose of the project was to get a 'baseline' snapshot of that part of the local government housing sector managed by community housing associations - a subsector where there has been some talk of growth using various elements of the environmental planning system.

The project found that of the 37 housing associations in existence at the time of the survey, six managed local government-

owned housing. This amounted to 120 dwellings, including 3 boarding houses. Of the 152 NSW local government councils, only 4% owned or controlled housing which it headleased to housing associations. The research showed that there has been more talk than action, and that there are reasonable lead times for Councils (if interested) to acquire affordable rental housing. The project report was released as Shelter Brief 32 in February 2007.

In May 2007, Shelter attended a briefing on proposed changes to the Housing Act that would provide a new legislatively-based regulatory regime for all community housing providers that wish to get support (whether funding, land or property) from the DOH Office of Community Housing.

Tenant participation and housing appeals

Shelter has continued to work with tenant organisations (community, public and Indigenous) and the DOH to enhance opportunities for tenant participation. This activity has included:

- a talk on public housing changes to a Tenants Advice and Advocacy Program Network meeting;
- ongoing liaison with many regional tenant resourcing services and tenants on estates;
- advice and information to tenant services and tenants (in this reporting period, requests have come from Maroubra, Surry Hills, Millers Point, Dubbo, Bonnyrigg, Minto, Erskineville, Grafton, Albury, Lilyfield and Redfern);

- assisted in organising meetings between DoH staff and tenants from the Campbelltown estates in the Macarthur area on re-development concerns (over 70 tenants attended from all estates);
- participation in the Steering Committee investigating the formation of a Social Housing Tenant Alliance and website space provided for them;
- meeting with the DoH Tenant Participation Team;
- participation in the selection panel for the proposed new Tenant Advisory Council;
- comment on the Tenant Participation Review;
- preparation of an in-house briefing paper on tenant participation (later used as the basis of an article for Issue 67 of our newsletter, *Around the House*).

In March 2007, Shelter met with mainstream and Aboriginal staff from the community cottages on the Grafton housing estates. Aboriginal staff are currently running a very successful initiative that assists indigenous families to access the private rental market.

Later that month, Shelter (in partnership with the Northern Area Regional Tenants' Resourcing Service) delivered the 'Social Housing and Community Voices' training module in Port Macquarie. Twenty six leaders of social housing tenant groups from Grafton, Port Macquarie, Coffs Harbour, Taree and Wauchope attended. Six of these leaders were from the Aboriginal community.

Shelter has also undertaken work around the DoH housing appeals process. In August 2006, we attended a meeting as part of the Department's review of the first tier appeal. We provided comments



Bonnyrigg redevelopment
information stands,
27 & 28 April 2007



on the draft policy. Two major concerns were that the Department proposed to allow the person who made the original decision to be involved in the appeal and the Department did not propose to give detailed reasons for its decision.

To promote awareness amongst tenants and their advocates of the appeals processes, we invited the Housing Appeals Committee to make a presentation at the workshop we organised for the NESB Housing Taskforce. Following that workshop, the Committee ran a specific session for the African communities. In December 2006, we contributed to the review of the Housing Appeals Committee by participating in a survey and attending a meeting/workshop.

Management and regeneration of public housing estates

Shelter continues to participate in the work of the DoH Living Communities Consultative Committee and the DoH Bonnyrigg Community Reference Group. We provided comments on the 'Bonnyrigg Living Communities Project: guidelines for re-housing tenants' document.

We have also continued to work with the Macarthur Housing Coalition around issues arising from the redevelopment of the Minto estate and the Campbelltown area in general and we are involved in the Minto Affordable Housing Committee. Shelter ran a workshop for the Macarthur Housing Forum and the St Vincent de Paul Society Animation Project's two-day strategic planning

day in February 2007. In March, Shelter facilitated two workshops for the Minto Community Reference Group to assist the consultation process between the DoH Landcom and the community around the regeneration process.

Following discussion with our Aboriginal Liaison Network and some tenants on the Gordon Estate in Dubbo, we set up contacts between the Aboriginal Tenancy Service and Department of Housing Area Manager.

We consulted with a number of tenants as part of a revision of Shelter's guidelines for tenants and community advocates on 'Consulting residents about regeneration of public housing estates: suggestions for better practice'. The revised document was distributed to training workshop participants from December 2006.

3. Private rental

Shelter continues to work closely with key agencies, coalitions and forums (such as the Parks and Village Service Parks Forum, the Tenancy Legal Working Party, Tenants' Union, the Boarders and Lodgers Action Group and the Coalition for Appropriate Supported Accommodation for People with Disabilities) to influence relevant policy and legislation.

In July 2006, Shelter attended the Parks Forum which was attended by senior representatives of the Minister's Office and the Office of Fair Trading and focused on the concerns of park residents regarding the amendments to the Residential Parks Act.

Shelter & MDAA
conference, Housing
and support for people
with disability, Sydney,
May 2007



In August, Shelter met with two researchers from the Law and Justice Foundation who were investigating the process for legislative reform in NSW including two case studies around housing.

In March 2007, Shelter participated in a forum which was organised by the DoH's Homelessness Unit to obtain feedback on the 'Assistance Protocol for residential park closures'. A written submission was also prepared and forwarded to the Department.

Other activity has included the commencement of a process of identifying specific policy barriers to institutional investment in the private rental market.

4. Minimising homelessness

Shelter works with a range of agencies and forums to address homelessness issues. Throughout 2006-07, Shelter

continued to participate in the meetings of the Supported Accommodation Assistance Program (SAAP) Peaks group. The group's primary concerns this year have been the adequacy of funding levels, the Accord between the Department of Housing and support providers and State-level planning around homelessness.

Shelter has joined a new DoH committee, the Partnership Against Homelessness Resource Group (PAHRG). This group was established by the Department of Housing to promote closer working relationships with the NGO sector on homelessness issues.

Later in the year, Shelter partnered with the Multicultural Disability Advocacy Association to present the 'Housing and Support for People with Disability' conference. Planning for the conference involved liaising with a number of advocacy groups representing people with complex housing needs. The conference - held in May 2007 - promoted discussion of the connections between

disability and homelessness enabled the prioritisation of potential areas of advocacy.

5. Sector development and stakeholder relations

Consultation with our constituencies

Throughout the year, Shelter has consulted with its regional and Aboriginal liaison networks on a range of issues, such as the redevelopment of public housing estates, the Gordon Estate in Dubbo, tenant participation in public housing, and affordable housing. Both formal and informal contact with organisations within these networks alerts Shelter to local issues and helps inform our policy development processes.

Information

A primary component of Shelter's information and communication strategy involves dissemination of a number of regular products: the quarterly 'Around the House' newsletter, a bi-monthly eBulletin, and weekly updates of the website.

Information on our website includes electronic versions of most Shelter publications, a news segment (legislation, inquiries, key documents, conferences, training, etc.), minutes and related materials for the networks convened by Shelter, plus links to

related organisations and networks.

Four Shelter Briefs were posted on the website - on state government revenues, on local governments and adaptable housing, on housing directions, and on local government-owned property managed by community housing. A further Brief on shared equity was worked on (and released in July 2007).

This year a new product was introduced to Shelter's suite of information products - housing factsheets. These provided basic regional housing data for New South Wales, 15 state electorates, plus Australia and have been published online.

Education and training

This year has been another productive one for the organisation in this area. Activity has included:

- A one day seminar, 'Building blocks: housing challenges and opportunities for NSW' on housing directions. Over 80 participants attended. Themes covered were federal housing policy, housing unaffordability, taxation, environmental planning and social housing;
- A one-day conference, 'Housing and support for people with disabilities'. Over 180 attendees;
- 'Having trouble housing your clients?' - a workshop at Granville for people working with CALD communities and new immigrants;
- 'Introduction to social housing' (Parts 1 & 2) - designed and delivered for the Association to Resource Co-operative Housing;



'Building Blocks' conference,
Sydney, 9 November 2006



- 'Social housing and tenant voices'
 - 3 separate training events run for tenant leaders
 - in Central Sydney North
 - in Port Macquarie, in partnership with the Northern Area Regional Tenants' Resource Service (26 attendees from Grafton, Port Macquarie, Coffs Harbour, Taree and Wauchope);
 - at Bidwill / Mt Druitt
- 'Housing issues and policy 1'
 - in Albury, in partnership with Albury Council
 - for the Macarthur Housing Forum and the St Vincent de Paul Society Animation Project
 - in Kogarah, in partnership with the South-West Inner Sydney Community Development Organisation and Kogarah Council (24 attendees from St George, Canterbury and Marrickville)

6. Organisational development

Shelter's AGM was held on 14 December 2006. The Board has been meeting as scheduled and has commenced the process of considering the methodology and framework for the next strategic plan.

There have been some staff changes this year and recruitment process are in train. Throughout the year, staff attended training, workshops or conferences relevant to their professional development. Staff were consulted on a draft occupational health and safety (OH&S) policy, as part of the policy and procedures manual review process. OH&S is a regular agenda item for staff and executive meetings leading to minor adjustments to office fit out and equipment.

7. Output summary

Papers, reports and submissions

- Shelter research project (sponsored by the Ronald Henderson Foundation) - The impact of public housing tenure and labour force participation in Australia (January 2007)
- Shelter research project - 'Survey of local government owned property managed by community housing organisations' (February 2007)
- Background paper on housing prepared for the 'Every Kid' campaign (October)
- To Canada Bay Council on their draft policy on use of planning agreements and affordable housing (November)
- To Department of Planning on draft regional plans for the Illawarra, Central Coast, Parramatta and Mid North Coast (September – February)
- To Department of Planning on the redevelopment of Darling Harbour East (November)
- To Department of Planning on the redevelopment of the Carlton United Brewery site (November)
- To Redfern-Waterloo Authority on a draft affordable housing contributions plan (January)
- To Department of Housing on the review of the Housing Appeals Committee (December)

- To Department of Housing on Assistance Protocol for Residential Park Closures (March)
- To Department of Housing on the draft Community Housing Strategy (completed July 2007)

Publications

- 4 editions of Shelter's Newsletter 'Around the House' (issues 66 – 69)
- 7 E-bulletins
- Annual Report 2005-06 (December 2006)
- 4 Shelter Briefs (available on website):
 - No. 29: 'State government revenues - a guide for housing activists' (July 2006)
 - No. 30: 'Provisions for adaptable housing by local government in New South Wales' (October 2006)
 - No. 31: 'Housing directions 2007' (December 2006)
 - No. 32: 'Survey of local government owned property managed by community housing organisations' (February 2007)
 - No. 33: 'Shared equity and home ownership' (completed July 2007)
- Shelter guidelines: 'Consulting residents about the regeneration of public housing estates: suggestions for better practice' (December)
- Fact sheets on basic housing data in key regional areas
- Website updated weekly

Seminars, workshops and training

Shelter Seminars

- 'Building blocks: housing challenges and opportunities for NSW' (November)
- 'Housing and support for people with disability' (May)

Workshops

- 'Having trouble housing your clients?' - workshop with NESB Housing Taskforce for community workers, Granville (August)
- 'Housing issues' workshop for Macarthur Housing forum and St Vincent de Paul (February)
- 'Estate regeneration' - 2 workshops for the Minto Community Reference Group to assist the consultation process between the Department of Housing, Landcom and the community (March)

Training

- 'Introduction to social housing' - designed and delivered for Association to Resource Co-op Housing (August and October)
- 'Social housing and tenant voices':
 - Central Sydney North (October)
 - Port Macquarie (March)
 - Bidwell/Mt Druitt (April)
- 'Housing issues and policy':
 - Albury in partnership with Albury Council (November)
 - South West Community Development Organisation and Kogarah Council (March)

Shelter-resourced networks

- Affordable Housing Network NSW
- NESB Housing Taskforce NSW
- Shelter's Regional Liaison Network
- Shelter's Aboriginal Liaison Network

Public meetings and major presentations by Shelter staff

- To Tenants Advice and Advocacy Program Network meeting (July)
- To Community Housing Conference (August)
- To NCOSS seminar on housing and human rights (August)
- To NCOSS Conference 'A Fairer NSW' (September)
- To Illawarra Forum community sector conference (November)
- To TEC Green Capital breakfast on low income households and climate change (March)
- To Mental Health Coordinating Council Conference (March)
- To Co-operative Federation of NSW Annual Conference (May)
- To WESTHIRN housing stress seminar (June)

Consultations, reviews and major committees

Government consultations

- Department of Housing: Housing Appeals Committee
- Department of Housing: Tenant Participation Program Review

- Department of Planning: Subregional planning in Sydney
- NSW Premier's Department: State Plan

Government committees

- NSW Department of Housing
 - Antisocial Behaviour
 - Bonnyrigg Community Reference Group
 - Bonnyrigg Living Communities Project Reference Committee
 - Community Regeneration Expert Advisory Committee
 - Framework for operational policy
 - Housing Reforms/New Products
 - Living Communities Consultative Committee
 - Partnership Against Homelessness Resource Group
 - Reshaping Public Housing
 - Settlement Services Coalition of NSW liaison - now the Multicultural Forum
- City West Housing
 - Preferential Shareholders Group

8. Partners

Non-government partners

- Australian Council of Social Services (ACOSS): Board member
- Bonnyrigg Residents Group
- Burnside: Every Kid project
- Combined Pensioners & Superannuants Association:

Residential Parks Forum

- Council of Social Service of NSW (NCOSS): Board member
- Council on the Ageing (COTA): Housing Policy group
- Environmental and social welfare NGOs: National Roundtable on social impacts of climate change
- Illawarra Social Housing Forum
- Macarthur Housing Coalition
- Minto Affordable Housing Committee
- National Shelter: Council and Executive member
- NCOSS: Forum of Non Government Agencies (FONGA)
- NCOSS: SAAP Peaks Group
- Public Housing Customer Council – liaison
- Tenants' Union of NSW: Board member
- Tenants' Union of NSW: Tenancy Legal Working Party
- Western Sydney Housing Information & Resource Network

Project partners

- Ronald Henderson Research Foundation
- Multicultural Disability Advocacy Association of NSW
- Macquarie University

Event sponsors

- Department of Ageing, Disability and Home Care
- Council of the City of Sydney
- NSW Department of Housing

SHELTER NSW

ABN 95 942 688 134

Financial Report

for the year ended 30 June 2007

Prepared by

Churton Kelly

PO Box 30

Matrville NSW 2036

SHELTER NSW

ABN 95 942 688 134

FINANCIAL REPORT

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SHELTER NSW
ABN 95 942 688 134
BALANCE SHEET
As at 30 June 2007

	Note	2007 \$	2006 \$
CURRENT ASSETS			
Receivables	2	4,557.30	8,912.33
Cash assets	3	214,709.55	191,129.48
Other assets	4	2,393.70	4,872.01
TOTAL CURRENT ASSETS		221,660.55	204,913.82
TOTAL ASSETS		221,660.55	204,913.82
CURRENT LIABILITIES			
Payables	5	40,886.28	41,731.10
Provisions	6	89,494.24	82,666.71
Personnel-related items	7	9,744.84	7,342.34
Tax liabilities	8	15.97	
TOTAL CURRENT LIABILITIES		140,141.33	131,740.15
TOTAL LIABILITIES		140,141.33	131,740.15
NET ASSETS		81,519.22	73,173.67
EQUITY			
Reserves	9	72,838.00	61,338.00
Net income for the year		8,345.55	6,665.96
Accumulated Surplus		335.67	5,169.71
TOTAL EQUITY		81,519.22	73,173.67

The accompanying notes form part of these financial statements.
These financial statements should be read in conjunction with the attached audit report.

SHELTER NSW
ABN 95 942 688 134
INCOME & EXPENDITURE STATEMENT
For the year ended 30 June 2007

	2007 \$	2006 \$
INCOME		
Grant Income	393,192.96	371,000.00
Special Purpose Funding		5,212.50
Interest Income	7,147.63	6,618.09
TOTAL GRANT INCOME	400,340.59	382,830.59
Donations Received	111.00	154.00
Fee-for-service Income	2,385.45	2,809.00
Membership Income	9,954.43	10,578.05
Publications Sales	480.00	22.73
Seminars & Conference Income	41,005.13	21,268.78
Expenses Allocated from grant activities	(20,424.77)	(7,999.26)
NET NON-GRANT RECEIPTS	33,511.24	26,833.30
TOTAL RECEIPTS FROM ORDINARY ACTIVITIES	433,851.83	409,663.89
EXPENDITURE		
Accounting fees	5,101.12	3,893.88
Advertising	168.16	
Audit Fees	2,871.00	2,200.00
Bank charges	650.20	384.75
Capital Outgoings	27,871.27	22,031.02
Consultant services	4,941.82	
Dues and subscriptions		3,346.56
Electricity	1,968.26	1,598.27
Expenses allocated to other income	(20,424.77)	(7,999.26)
Filing Fees	39.09	42.00
Hire of plant and equipment	1,350.00	
Insurance	6,399.33	4,700.46
Interest	178.97	
Internet Access & Hosting	234.69	458.18
Meeting Expenses	14,541.62	7,880.49
Merchant fees	206.25	
Office supplies	206.97	
Postage	2,276.48	320.48
Printing and stationary	23,828.17	7,931.21
Project Expenses		30,981.88
Rent	33,217.05	30,879.96
Repairs and maintenance		380.91
Staff Costs	299,775.08	280,044.37
Sundry expenses	3,842.21	114.23
Telephone	5,192.45	4,267.09
Travel	11,070.86	9,541.45

The accompanying notes form part of these financial statements.
These financial statements should be read in conjunction with the attached audit report.

SHELTER NSW
ABN 95 942 688 134
INCOME & EXPENDITURE STATEMENT
For the year ended 30 June 2007

	2007	2006
	\$	\$
	425,506.28	402,997.93
SURPLUS FROM ORDINARY ACTIVITIES	8,345.55	6,665.96
Retained surplus at the beginning of the financial year	335.67	5,169.71
TOTAL AVAILABLE FOR APPROPRIATION	8,681.22	11,835.67

The accompanying notes form part of these financial statements.
These financial statements should be read in conjunction with the attached audit report.

SHELTER NSW
ABN 95 942 688 134
STATEMENT OF CHANGES IN EQUITY
As at 30 June 2007

	2007 \$	2006 \$
Total equity at the beginning of the financial year	73,173.67	66,507.71
Surplus attributable to members	8,345.55	6,665.96
Transfers to and from retained surplus	(11,500.00)	(10,000.00)
Transfers to and from reserves		
General reserve	11,500.00	
Contingency Reserve		10,000.00
Total equity at the end of the financial year	<u>81,519.22</u>	<u>73,173.67</u>

The accompanying notes form part of these financial statements.
 These financial statements should be read in conjunction with the attached audit report.

SHELTER NSW

ABN 95 942 688 134

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2007

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

- a. This financial report is a special purpose financial report prepared for use by directors and members of the company. The directors have determined that the company is not a reporting entity.

The financial report has been prepared in accordance with the requirements of the following Australian Accounting Standards:

AASB 1031: Materiality

AASB 110: Events Occurring After Reporting Date

No other Australian Accounting Standards, Urgent Issues Group Consensus Views or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report is prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

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

b. Property, Plant and Equipment

Expenditure on Plant & Equipment is recognised as an expense in the Income Statement. This is consistent with the conditions of the funding agreement with the Department of Housing.

NOTE 2: RECEIVABLES

Sundry debtors		5,392.50
Accounts Receivable - GST	2,940.03	3,519.83
Trade debtors	1,617.27	
	<u>4,557.30</u>	<u>8,912.33</u>

NOTE 3: CASH ASSETS

Cash on hand	200.00	200.00
Ind Cheque Account 7801	63,738.56	160,789.42
No 1 Cheque Account 7713	145,770.99	30,140.06
CBA Term Deposit	5,000.00	
	<u>214,709.55</u>	<u>191,129.48</u>

NOTE 4: OTHER ASSETS

Prepayments	2,193.70	4,672.01
Deposit paid	200.00	200.00
	<u>2,393.70</u>	<u>4,872.01</u>

SHELTER NSW

ABN 95 942 688 134

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2007

NOTE 5: PAYABLES

Credit Card Clearing	497.93	
Sundry creditors	39,981.35	41,731.10
Provision for Audit Fees	407.00	
	<u>40,886.28</u>	<u>41,731.10</u>

NOTE 6: PROVISIONS

Employee entitlements	89,494.24	82,666.71
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NOTE 7: PERSONNEL-RELATED ITEMS

PAYG withholding payable	5,948.00	4,940.66
Superannuation payable	3,796.84	2,401.68
	<u>9,744.84</u>	<u>7,342.34</u>

NOTE 8: TAX LIABILITIES

GST collected	44,712.89	1,308.59
GST collected - Adjustments	(0.34)	
GST paid	(14,477.66)	(4,828.42)
GST payments / refunds	<u>(30,218.92)</u>	<u>3,519.83</u>
	15.97	

NOTE 9: RESERVES

General reserve	62,838.00	51,338.00
Contingency Reserve	10,000.00	10,000.00
	<u>72,838.00</u>	<u>61,338.00</u>

SHELTER NSW
ABN 95 942 688 134

STATEMENT BY THE MEMBERS OF THE COMMITTEE

For the year ended 30/06/2007

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

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

In the opinion of the Committee the accompanying accounts:

1. Presents fairly the financial position of SHELTER NSW as at 30/06/2007 and the results and cash flows of the association for the year ended on that date in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements.
2. At the date of this statement there are reasonable grounds to believe that the Association will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the committee and is signed for and on behalf of the Committee by:

Chris Martin
Chairperson

Warren Gardiner
Treasurer

Dated : 22/11/2007

SHELTER NSW
ABN 95 942 688 134

COMMITTEES REPORT

For the year ended 30/06/2007

Your Committee members submit the financial accounts of the SHELTER NSW for the financial year ended 30/06/2007

Committee Members

The names of the Committee members as at the date of this report are:

Chris Martin	Chairperson
Sue Cripps	Secretary
Warren Gardiner	Treasurer
Michael Darcy	
John Falzon	
Maureen Kingshott	
Garry Mallard	
Andrew Meehan	
Paula Rix	
Karine Shellshear	
Maryanne Sneddon	
Judy Stubbs	

Principal Activities

The principal activities of the Association during the year were: advocacy on behalf of low income housing consumers; production of housing newsletters; liaison with State and Federal housing authorities; participation in consultation on housing agreements and housing issues generally.

Significant Changes

There were no significant changes in the nature of the activities undertaken by the association during the year.

Operating Result

The surplus/(deficit) amounted to:

Year ended	Year ended
30/06/2007	30/06/2006
\$ 8,345.55	\$ 6,665.96

Signed in accordance with a resolution of the Members of the Committee

Chris Martin

Warren Gardiner

