



Women's Housing Ltd.
ANNUAL REPORT

07



VISION

ALL WOMEN WILL
HAVE SAFE, SECURE,
AFFORDABLE HOUSING
CHOICES

SERVICE PRINCIPLES

WHL IS COMMITTED TO THE FOLLOWING
PRINCIPLES IN ALL THAT IT DOES:

- safe and secure housing is a right afforded to all women.
- service provision will be culturally appropriate and accessible to all women
- self determination, respect and dignity underpin all service delivery activities
- a feminist philosophical framework that acknowledges the need for gender specific housing
- collaboration and partnership with key stakeholders on issues of strategic importance to homeless women
- transparent accountability in effective and efficient operations
- commitment to continuous quality improvement

CONTENTS

CHAIRPERSON'S AND CEO REPORT	2
AUDIT RISK COMPLIANCE AND FINANCE	4
STRATEGIC DIRECTIONS	6
ORGANISATIONAL OVERVIEW	8
WHL BOARD MEMBER QUALIFICATIONS	10
BIOGRAPHIES OF BOARD MEMBERS	11
TENANCY ADMINISTRATION	14
HOUSING INFORMATION AND REFERRAL	15
CORRECTIONS HOUSING PATHWAYS INITIATIVE	16
FINANCIAL STATEMENTS	18
INDEPENDENT AUDITOR'S REPORT	22
PEOPLE	24

CHAIRPERSON AND CHIEF EXECUTIVE OFFICER REPORT

IT IS VERY PLEASING TO BE ABLE TO REPORT THAT WOMEN'S HOUSING LIMITED WAS REGISTERED AS A HOUSING PROVIDER WITH THE OFFICE OF THE REGISTRAR OF HOUSING AGENCIES (ORHA) IN JULY OF THIS YEAR. REGISTRATION ENABLES WHL TO CONTINUE TO MANAGE HOUSING FOR AND ON BEHALF OF THE DIRECTOR OF HOUSING AND TO PROVIDE SAFE, SECURE AND AFFORDABLE HOUSING CHOICES FOR WOMEN AND THEIR CHILDREN.

This year, housing sector reform, registration, accreditation and the development of the new homelessness assistance funding and accountability model were significant issues for Women's Housing Limited.

While registration brings with it on-going regulation and increased compliance and reporting requirements, WHL is supportive of the Office of Housing intention to ensure that community managed housing organisations remain viable and provide high quality property services to tenants. Our next goal is to attain accreditation as a support agency by January 2008.

Housing sector reform and the establishment of Local Area Service Networks was a significant cooperative effort between all homelessness agencies in the North West Region. While rationalised entry points in the homelessness sector promote agency transparency and streamline client access to the service system, WHL is disappointed that there are no new resources to support the initiative. Whatever the nature of the reforms, the homelessness and support sector remains under pressure through increased demand, the emerging affordable housing crisis and limited services for people presenting with complex needs.

The new homelessness assistance funding and accountability model (widely referred to as Unit Cost Funding) is to be developed and negotiated prior to the next 3 year funding and service agreement in 2009. The Office of Housing is guaranteeing that current funding levels will not decrease as a result of the new funding model, however it is apparent that targets for some agencies will change. WHL will continue to work with the Office of Housing and the Peaks to ensure that homeless people are not disadvantaged as a result of the funding model changes.

This financial year, Women's Housing Limited signed up 117 new tenants, exited 110 tenants and responded to 3,873 client contacts. Significantly, of the 110 tenants that exited, 47% accessed public housing. In closing, we would like to thank the Board and staff for their assistance and hard work in securing Women's Housing Ltd's future as a Registered Housing Provider.

Livia Carusi, Chairperson and Judy Line, Chief Executive Officer.





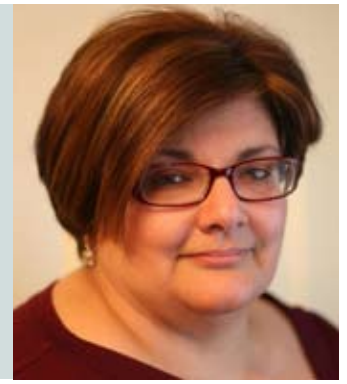
AUDIT RISK COMPLIANCE AND FINANCE COMMITTEE

THE AUDIT RISK COMPLIANCE AND FINANCE COMMITTEE (THE COMMITTEE) MET REGULARLY THROUGHOUT THE YEAR TO REVIEW MONTHLY FINANCIAL REPORTS AND TO ESTABLISH THE FRAMEWORK FOR THE MANAGEMENT OF RISK AND COMPLIANCE ISSUES WITHIN WHL. THE COMMITTEE CHAIR IS BOARD TREASURER MARILYN KEARNEY, WITH MEMBERS CEO JUDY LINE AND ACCOUNTANT, JIEMBRA SHEILS.

The Audited Financial Report to the end of the financial year 2006/07 shows a very positive result that continues to demonstrate WHL to be in a strong financial position. As forecast, the budgeted position at the end of the financial year was better than anticipated due to an unbudgeted increase in grant income and interest received on investments, due to the higher investment level, over the financial year to 30 June. Expenditure for the year was also lower than budget due to improved management practices and performance management initiatives.

The Board adopted the Risk Profile template in May with quarterly reporting commencing in June 2007. The Committee developed the Risk Profile utilising the TAGS template for risk management. Quarterly reports will be provided to the Board on an ongoing basis following annual review.





In addition to the budget development process the Committee also worked on ensuring that effective management practices are in place to ensure compliance with regulatory reporting requirements and the development of a range of indicators to be incorporated into the monthly financial reports.

I would like to extend my thanks to both Judy Line and Jiembra Sheils for their continued efforts in providing regular reporting and adherence to the frameworks established to ensure that WHL enjoys a high level of confidence in management reporting and performance for audit, risk, compliance and finance related matters.

A special thank you to Patrizia, Mary and our volunteer Janet for their continued work in administration.

Marilyn Kearney
Treasurer



STRATEGIC DIRECTIONS



THIS YEAR THE BOARD REAFFIRMED ITS STRATEGIC GOALS AND WHL ACHIEVED THE FOLLOWING OUTCOMES:

- Reviewed and changed the constitution to ensure WHL complied with the requirements of the Office of the Registrar of Housing Agencies (ORHA) as a Registered Housing Provider.
- Reviewed the Board's governing role, policy and procedures and implemented the Australian Governance System (TAGS).
- Promoted stakeholder feedback through client survey and feedback.
- Implemented the National Community Housing Standards
- Developed sector partnerships to ensure a viable women's housing sector in Victoria.
- Developed a 5 year business plan and financial strategy
- Achieved status as a Registered Housing Provider
- Participated with Local Area Service Networks and Statewide agencies to deliver housing sector reform.



Certificate of Registration

Housing Act 1983

The Registrar of Housing Agencies certifies that

Women's Housing Limited

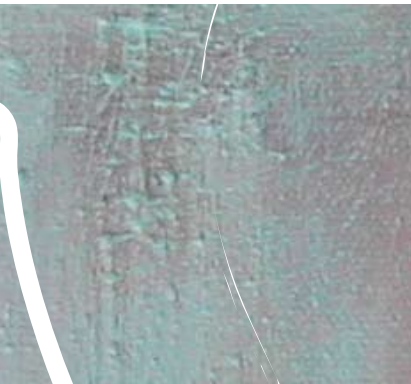
080 116 883

has complied with the requirements of the
Housing Act 1983 for registration as a
Housing Provider

Dr Owen Donald
A/Registrar of Housing Agencies

Dated 19 July 2007

Registration Number: 008

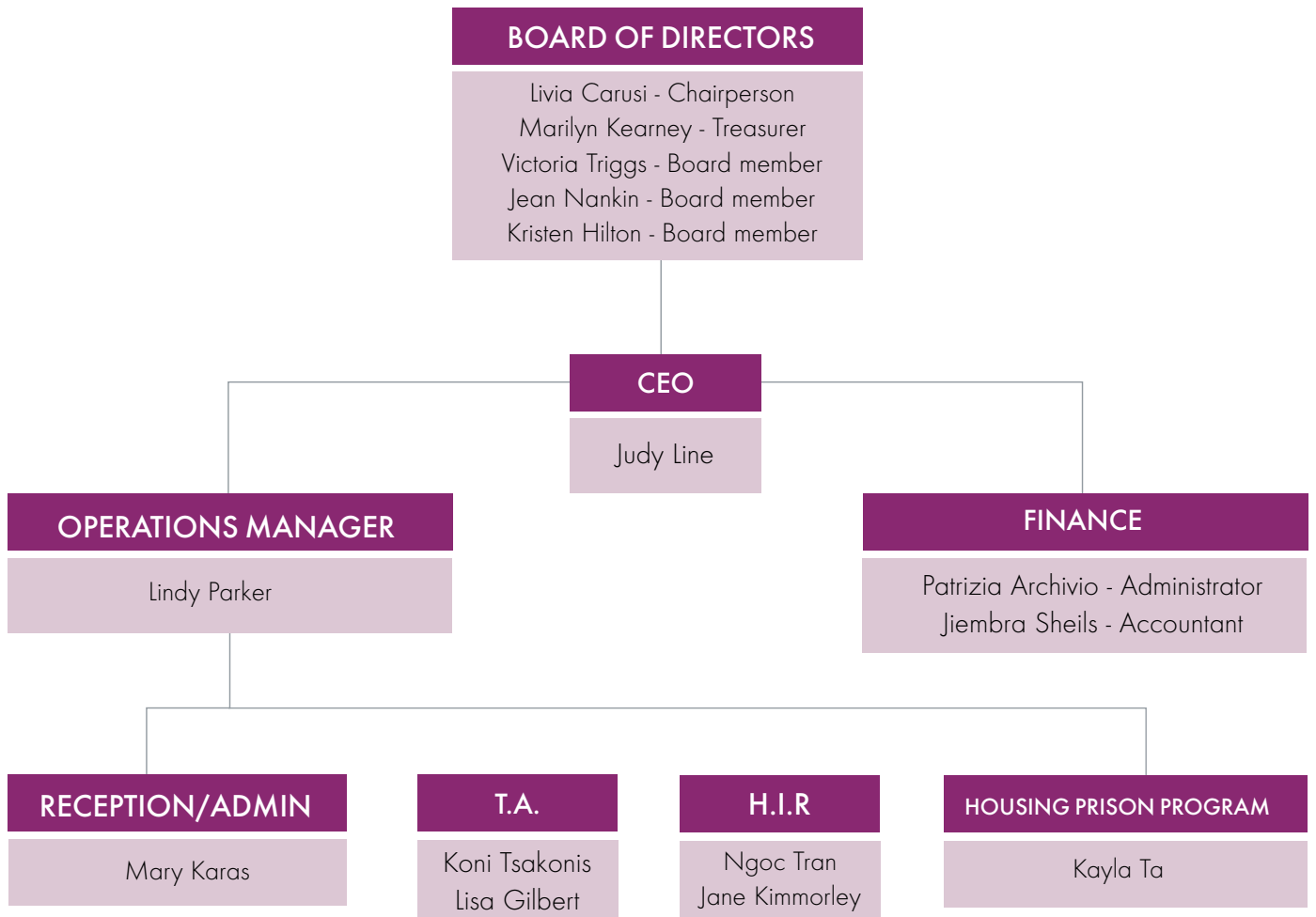


ORGANISATIONAL OVERVIEW

This year Women's Housing Limited (WHL) staff worked hard to ensure WHL status as a Registered Housing Provider and continued to participate as a key player in the establishment of a Local Area Service Network that is designed to provide a single entry point for clients seeking assistance from the homelessness sector.

At the same time, we advanced our goal of having a well-managed, financially stable organisation where clients and stakeholders can be sure that resources are being used effectively to meet the service needs of clients. A focus on process improvement and close monitoring of property costs enabled us to achieve a modest surplus.





WOMEN'S HOUSING LIMITED

BOARD MEMBER QUALIFICATIONS

NAME	QUALIFICATIONS	ROLE	KEY RESPONSIBILITY
Livia Carusi	BA - Soci-logy and Political Science Post Graduate - Urban Research and Policy Master - Public Policy and Management	Chair	As Chair, ensure proper coordination of the WHL Boards tasks.
Victoria Triggs	BA Science Education, University of Melbourne. Grad Dip Education Administration, University of Melbourne. Williamson Fellow, Leadership Victoria.	Vice Chair Chair of WHL – Governance Committee	As vice Chair, ensure the objectives and strategic directions of the WHL Board and as Chair of the Governance committee ensure the integrity of WHL governance policy and procedures.
Marilyn Kearney	Grad Dip in Public Policy & Management from Monash University. Dip in Management from Victoria University.	Treasurer Chair of WHL Finance, Audit, Risk and Compliance committee	As a Board member, ensure the objectives and strategic directions of the WHL Board.
Jean Nankin	BA of Economics (Monash) Grad Dip Urban & Regional Planning (RMIT) Grad Dip in Property (RMIT)	Board member	As a Board member, ensure the objectives and strategic directions of the WHL Board. Member of the TAG's
Kristen Hilton	BA Law and BA Arts Admitted to practice as a solicitor in Victoria.	Board member.	As a Board member, ensure the objectives and strategic directions of the Board.
Judy Line	Masters of Business Administration (2001) Post Graduate Management (1999) Diploma Community Services (Community Development) (1998)	Secretary	



BIOGRAPHIES

LIVIA CARUSI (CHAIR)

is Manager of the Territorial Social and Policy Resource Unit at The Salvation Army Australia Southern Territorial Headquarters.

Her experience primarily lies within the Victorian homelessness sector and in this area she has undertaken a range of roles including, direct case management, policy, advocacy and program management. Her formal qualifications include Post Graduate studies in Urban Research and Policy, a Masters in Public Policy and Management and she is currently undertaking further Post Graduate studies in Theology and Religious Studies.

JUDY LINE (CEO)

Judy Line has worked in the housing and homelessness sector since 1986. Prior to her position with WHL, Judy was employed as manager at women's refuges Cooroonya House and the Wagga Wagga Women's Refuge and the young women's youth refuge Young Women's Project. Judy has worked as State Project Officer for the Victorian Public Tenants Association and prior to joining WHL was coordinator of the Housing Information and Referral team at Community Housing Limited. She is currently on the board of the Community Housing Federation Victoria.



BIOGRAPHIES

VICTORIA TRIGGS (VICE CHAIR)

is the inaugural coordinator of ExperienceBank, an initiative of Leadership Victoria. She has the responsibility to pilot, evaluate and develop a self sustaining program to harness the professional skills and leadership experience of mature age executives for community benefit, through pro bono contribution to non-profit organisations.

As an educational and leadership consultant, her recent work includes undertaking School Reviews, Principal coaching and supporting the Department of Training and Productivity, Fiji in their efforts to improve the school system.

Victoria's full time career spanned 35 years in the state education system as a teacher, curriculum consultant, school council member, College Principal and Regional Director for the Department of Education and Training.

MARILYN KEARNEY (TREASURER)

joined the Board in 2007 and is the WHL treasurer and chairs the WHL Audit, Risk, Finance and Compliance Committee. Marilyn is a member of the Senior Executive Management team at Monash City Council who currently holds the position of Director Corporate Planning and Finance. Marilyn has held several senior management roles in local government (Hume, Broadmeadows and Ringwood) and Victoria Police over the past 12 years.

Her current role has responsibility for Finance, Corporate Planning and Information Technology as well as Contract Management, Capital Works, Continuous Improvement and Financial and Economic Analysis for the council. She is currently a member of the Centre for Economic Development of Australia CFO Roundtable looking at financial and general management issues confronting CFOs in industry and the government sectors.





KRISTEN HILTON

is the Executive Director of the PILCH Homeless Persons' Legal Clinic ('the Clinic.') The Clinic provides free legal assistance to people who are homeless or at risk of homelessness. Since its establishment in 2001, the Clinic has provided advice and assistance to over two thousand people experiencing homelessness in Victoria.

The Clinic also undertakes policy, advocacy, legal education and community development activities in relation to homelessness. In 2005, the Clinic was awarded the National Human Rights Law Award for its contribution to social justice and human rights.

Before her current role Kristen managed the Law Institute of Victoria Legal Assistance Scheme and worked as youth lawyer after a brief stint as a commercial lawyer.

JEAN NANKIN

currently works in the private Retail Business Sector as a Development and Property Manager. Her previous experience includes Town Planning in Local Government, Development Officer in the Ministry of Housing and more recently Planner in the Department of Sustainability and Environment and Development Manager in the Victorian Women's Housing Association.

Her formal qualifications are Bachelor of Economics from Monash University and Graduate Diploma in Urban and Regional Housing and Graduate Diploma in Property both from RMIT.



TENANCY ADMINISTRATION

TENANCY ADMINISTRATION STAFF, KONI TSAKONAS AND LISA GILBERT, PROVIDED TENANCY SERVICES TO 105 PROPERTIES AND EXITED 113 CLIENTS AS FOLLOWS:

TENANCY ADMINISTRATION STATISTICS 2006/2007		%
TRANSITIONAL PROPERTIES IN MANAGEMENT ON JUNE 30 2007	105	
TENANTS EXITING DURING THE YEAR	113	
TENANTS EXITING TO:		
PUBLIC HOUSING	50	44
COMMUNITY HOUSING	2	2
SAAP/OTHER THM	13	12
PRIVATE RENT/BOARD	31	27
INSTITUTION	6	5
NO INFORMATION	7	6
OTHER	4	4
TOTAL	113	100%



HOUSING INFORMATION AND REFERRAL

Ngoc Tran and Jane Kimmorley provided Housing Information and Referral Services to 624 clients during the year. They also provided enhanced follow-up services to clients who were unable to access transitional housing due to lack of vacancies. While these women were usually accommodated at motels until a vacancy in the homelessness service system became available, Ngoc and Jane contacted them daily to ensure they were ok and to keep them informed of their options.

HOUSING INFORMATION AND REFERRAL EXPENDITURE 2006/2007

HOUSING ESTABLISHMENT FUNDS DISTRIBUTED TO 624 CLIENTS

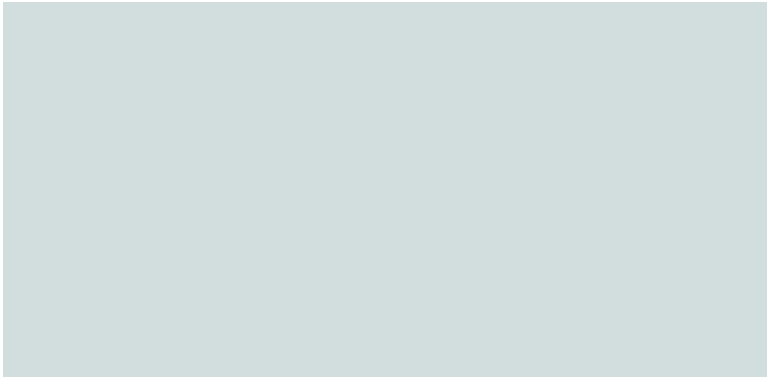
CRISIS ACCOMMODATION	27,121.75
REMOVALS	12,937.10
RENT ARREARS	66,213.50
RENT IN ADVANCE	39,586.70
STORAGE	3,018.60
WHITE GOODS	3,643.40
TOTAL	\$152,521.05

CLIENT CONTACTS 2006/2007

CLIENTS ASSISTED WITH HEF FUNDS	624
TENANT CONTACTS	3,875



CORRECTIONS HOUSING PATHWAYS INITIATIVE (CHPI)



THE CORRECTIONS HOUSING PATHWAYS INITIATIVE CONTINUED TO FOCUS ON WOMEN'S HOUSING AND SUPPORT NEEDS, PROVIDING OUTREACH SERVICES TO THE DAME PHYLLIS FROST CENTRE AND TARRENGOWER PRISON.

The Housing Placement Worker made a total of 1913 contacts during the year completing assessments, housing information and referral for 95 women. Nineteen Recurring Homelessness Applications were submitted to the Office of Housing. Twenty-four women accessed the CHPI Housing Establishment Funds, amounting to a total of \$7,345.50. Much of this was utilised to secure emergency accommodation for women exiting prison.

Change to the support provider of the 13 CHPI transitional properties has further seen the Women's Integrated Support Program (an effort of Melbourne City Mission, The Brosnan Centre, and VACRO) providing support to clients placed into this accommodation.



CHPI STATISTICS 2006/2007		
CLIENTS WHO EXITED PRISON DURING THE YEAR	72	
CLIENTS EXITED TO:		%
CHPI TRANSITIONAL PROPERTIES	5	7
OTHER THM	15	21
CRISIS	3	4
PUBLIC HOUSING/OOH	6	8
SUPPORTED HOUSING	1	1
CO-OP	0	0
HOME DETENTION	0	0
FAMILY	21	29
FRIENDS	9	13
CARAVAN PARK	1	1
ROOMING HOUSE	3	4
MOTEL	3	4
PRIVATE RENTAL	3	4
NO INFORMATION	2	3
TOTAL	72	100%

FINANCIAL STATEMENTS



J L COLLYER & PARTNERS
ACCOUNTANTS & AUDITORS

1st Floor
63 Kingsway
Glen Waverley Vic 3150
PO Box 340
Glen Waverley Vic 3150
Phone: 03 9560 0211
Fax: 03 9561 5497
Email:
bcatax@jcollyerpartners.com.au

STATEMENT OF AUDITORS INDEPENDENCE

I confirm that to the best of my knowledge and belief, there have been -

- (i) no contraventions of the auditor independence of the Corporations Act 2001 in relation to the audit; and
- (ii) no contraventions in relation to the applicable code of conduct in Relation to the audit.

J L COLLYER

14th September 2007

STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION	2007	2006
RETAINED EARNINGS	312,957	272,667
TOTAL EQUITY	312,957	272,667

REPRESENTED BY:		
CURRENT ASSETS		
CASH	441,531	308,726
RECEIVABLES	0	2,804
INVENTORIES	0	0
OTHER	9,525	7,256
TOTAL	451,056	318,786

NON CURRENT ASSETS		
PROPERTY, PLANT AND EQUIPMENT	19,626	34,795
TOTAL ASSETS	470,682	353,581

CURRENT LIABILITIES		
CREDITORS AND BORROWINGS	124,539	61,236
PROVISIONS	31,903	19,678
UNEXPECTED GRANTS	8,354	
TOTAL	164,796	80,914
TOTAL LIABILITIES	164,796	80,914
NET ASSETS	305,886	272,667

STATEMENT OF FINANCIAL PERFORMANCE

STATEMENT OF FINANCIAL PERFORMANCE	2007	2006
REVENUES FROM ORDINARY ACTIVITIES	996,150	971,159
LESS EXPENSES		
ADMINISTRATION COSTS	61,281	69,751
CLIENT COSTS	153,900	143,727
DEPRECIATION	16,280	15,846
INSURANCE	1,859	3,049
MOTOR VEHICLE EXPENSES	39,518	37,562
OFFICE EXPENSES	60,411	49,281
PROPERTY COSTS	149,262	199,090
SALARIES	465,853	424,683
STAFF SUPPORT	510	1,893
TRAINING	10,120	4,280
TOTAL	958,994	949,162
NET PROFIT (LOSS) FROM ORDINARY ACTIVITIES	37,156	21,997
NET PROFIT (LOSS) FOR THE YEAR	37,156	21,997

STATEMENT OF CASH FLOWS

STATEMENT OF CASHFLOWS	2007	2006
CASHFLOWS FROM OPERATING ACTIVITIES		
RECEIPTS FROM GRANTS CUSTOMERS ETC	983,877	958,732
PAYMENTS TO SUPPLIERS AND EMPLOYEES	(870,622)	(948,377)
INTEREST RECEIVED	20,463	11,540
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	133,718	21,895
CASHFLOWS FROM INVESTING ACTIVITIES		
PROCEEDS FROM (PAYMENT FOR) PROPERTY, PLANT AND EQUIPMENT	(1,110)	0
PROCEEDS FROM (PAYMENT FOR) INVESTMENTS	0	0
NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES	(1,110)	0
CASHFLOWS FROM FINANCING ACTIVITIES		
PROCEEDS FROM (REPAYMENT OF) BORROWINGS	0	0
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	0	0
NET INCREASE (DECREASE) IN CASH HELD	132,608	21,895
CASH AT BEGINNING OF REPORTING PERIOD	308,923	286,831
CASH AT END OF REPORTING PERIOD	441,531	308,726

INDEPENDENT AUDITOR'S REPORT



J L COLLYER & PARTNERS
ACCOUNTANTS & AUDITORS

1st Floor
63 Kingsway
Glen Waverley Vic 3150
PO Box 340
Glen Waverley Vic 3150
Phone: 03 9560 0211
Fax: 03 9561 5497
Email:
bcatax@jcollyerpartners.com.au

To the members of Women's Housing Ltd

REPORT ON THE FINANCIAL REPORT

We have audited the accompanying financial report, being a general purpose financial report, of Women's Housing Ltd which comprises the balance sheet as at 30th June 2007, the income statement, statement of changes in equity and cash flow statement for the year then ended, a summary of significant accounting policies, other explanatory notes and the directors' declaration.

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL REPORT

The directors of Women's Housing Ltd are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report, are appropriate to meet the needs of the members. The directors' responsibility also includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the financial report based on our audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to members for the purpose of fulfilling the directors' financial reporting under the Corporations Act 2001. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

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

INDEPENDENCE

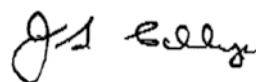
In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001 provided the directors of Women's Housing Ltd on 30th June 2007 would be in the same terms if provided to the directors as at the date of this auditor's report.

AUDITOR'S OPINION

In our opinion the financial report of Women's Housing Ltd is in accordance with the Corporations Act 2001, including:

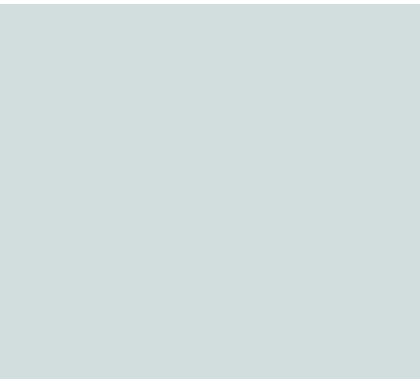
- (a) giving a true and fair view of Women's Housing Ltd's financial position as at 30th June 2007 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1; and
- (b) complying with Australian Accounting Standards to the extent described in Note 1 and complying with Corporations Regulations 2001.

Janet Collyer



J L COLLYER & PARTNERS
1ST Floor, 189 Coleman Parade
Glen Waverley VIC 3150

14th September 2007



PEOPLE

BOARD OF DIRECTORS

Livia Carusi,	Chairperson
Victoria Triggs,	Vice Chairperson
Marilyn Kearney,	Treasurer
Judy Line,	Secretary

Joy Tansey	Board member
Jean Nankin	Board member
Violetta Prestia	Board member
Kristen Hilton	Board member

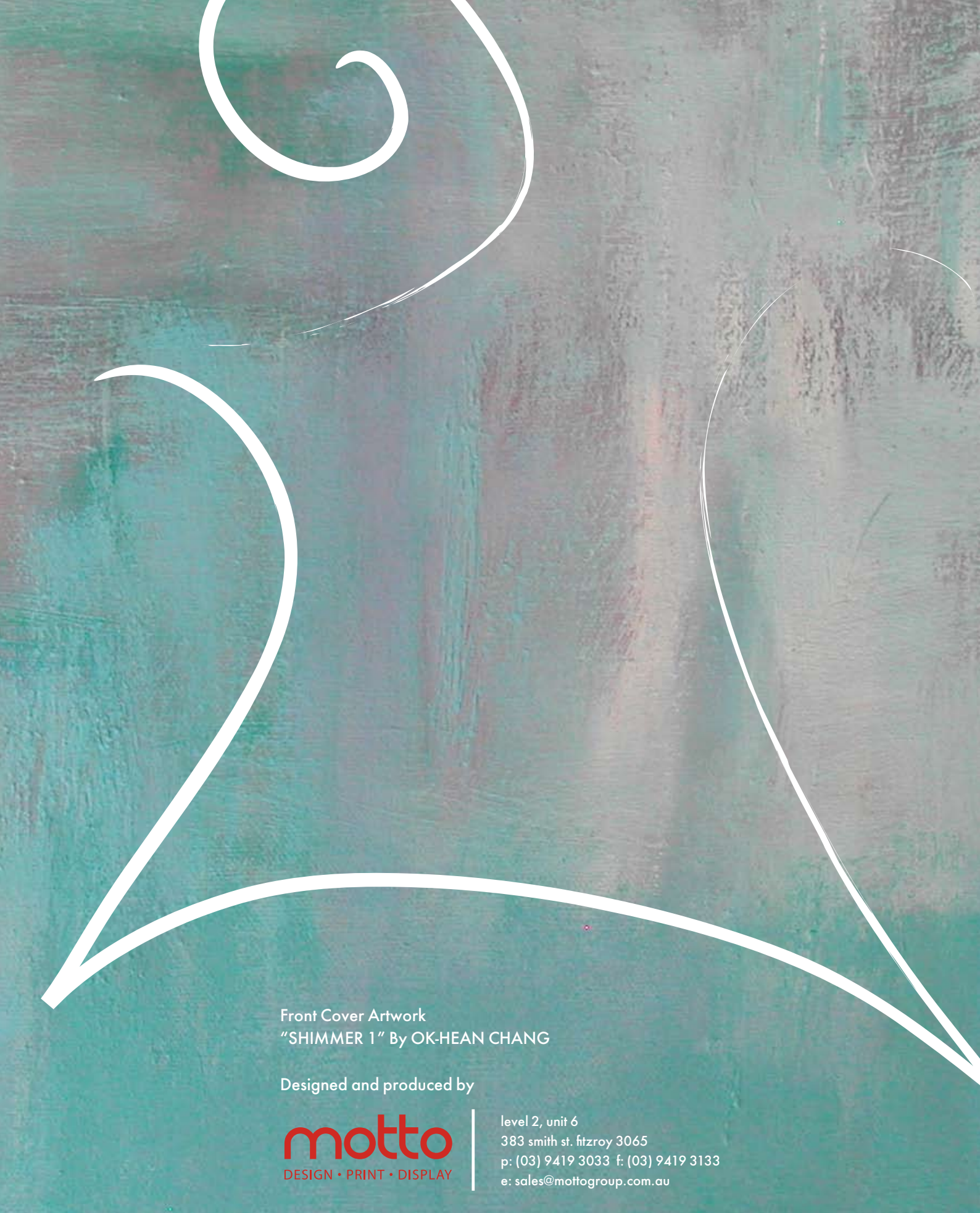
STAFF

Judy Line,	Chief Executive Officer
Lindy Parker,	Operations Manager
Jiembra Sheils,	Accountant
Patrizia Archivio,	Administrator
Koni Tsakonas,	Tenancy Administration Worker
Lisa Gilbert	Tenancy Administration Worker
Ngoc Tran,	Housing Information & Referral Worker
Jane Kimmorley,	Housing Information & Referral Worker
Kayla Ta,	Corrections Housing Pathways Initiative
Mary Karas,	Reception and Administration Assistant

VOLUNTEER

Janet Horn





Front Cover Artwork
"SHIMMER 1" By OK-HEAN CHANG

Designed and produced by

motto
DESIGN • PRINT • DISPLAY

level 2, unit 6
383 smith st. fitzroy 3065
p: (03) 9419 3033 f: (03) 9419 3133
e: sales@mottogroup.com.au



Women's Housing Ltd.

ABN 93 080 116883

6 Otter Street

Collingwood Vic 3066

(03) 9412 6868

(03) 9415 6511