



2019-2020 Annual Report

NORTHERN TERRITORY SHELTER INCORPORATED

FOR MANY VISITORS,
THERE IS NOWHERE TO STAY



NT SHELTER

PO BOX 1577 NIGHTCLIFF NT 0810

ABN 12 591 531 723

ACKNOWLEDGEMENT

The Board of Management and staff at NT Shelter acknowledge and pay our respects to Aboriginal traditional owners and custodians of the land across the Northern Territory, and to their Elders past, present and emerging.

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PRESIDENT'S REPORT

It is my pleasure, on behalf of your Board of Management, to report on progress made throughout 2019-20 towards realising our vision of affordable and appropriate housing for all Territorians.



The first half of the year provided significant opportunities for us to put the Northern Territory's housing and homelessness challenges firmly in the national spotlight. We presented at national conferences in Brisbane and Darwin on the vital links between housing and health. The AHURI National Housing Conference in Darwin provided the perfect platform to advocate on the national stage.

Throughout the year, it was our pleasure to engage with members across the Territory as part of our strategic plan review. We appreciate the valuable insights and feedback on the work we are doing and how we can deliver greater value for our members. The board was encouraged to hear that the work of the organisation is valued by members and that our advocacy, in particular, needs to remain an important area of focus. We have heard your feedback and are excited to be launching the next iteration of our Strategic Plan at our AGM in November.

The onset of the COVID-19 pandemic meant that our operational priorities needed a rethink, with the needs of our members front of mind. We trust that we have managed to strike the right balance and be there for our members during what has been an incredibly challenging time.

With two new housing ministers in the NT, we look forward to seeing real progress and outcomes in the delivery of social and affordable housing.

EXECUTIVE OFFICER'S REPORT

Without a doubt, 2019-20 has been an incredibly challenging year.

While pleased with progress made on several fronts, we are under no illusion as to the mountain that lies ahead to achieve our mission. However, we are buoyed by the fact that our organisational fundamentals are strong, we have a clear and compelling plan, and operational metrics continue to head in the right direction. This is due in no small part to the guidance and support of the NT Shelter Board, our members, the tireless efforts of our staff, and the contributions of many other stakeholders.



We continue to work hard to build and deliver clear, evidence-based messaging on what is needed to tackle homelessness and deliver more social and affordable housing. We've met with a wide range of Commonwealth and NT elected and non-elected officials to create awareness and build commitment on housing and homelessness. We've been busy, appearing before Inquiries, making numerous submissions, and endeavouring to take every opportunity we can get to put our messages out to a wide audience.

Behind the scenes, NT Shelter has been working with NT Government to ensure that the COVID-19 response effectively addresses the needs of rough sleepers. We continue to highlight what needs to be done to rebuild well from the pandemic, with social housing construction a key social and economic stimulus opportunity for the Territory.

Despite the considerable challenges ahead, we are excited by emerging opportunities and look forward to reporting further on progress throughout the year.

OUR BOARD OF MANAGEMENT



President
Jean Ah Chee



Vice President
John McBryde



Board Member
Lawson Broad



Board Member
Leanne Caton



Treasurer
Robert Cooper



Secretary
Joan Meredith



Board Member
Ashley Perez



Board Member
Michael Soler



Board Member
Janet Lash Wright



Board Member
Merrilee Cox

OUR STAFF



Executive Officer
Peter McMillan



Office Manager
Donna Feltus



**Regional Coordinator
(Southern Region)**
Hannah Purdy



**Regional Coordinator
(Northern Region)**
Michael Byrne

OUR MEMBERS

NT Shelter is proud to work with and represent a range of organisations and individuals who make a significant contribution each day to the lives of people for whom housing is unaffordable or inaccessible. We are grateful for the financial and in-kind support of our members throughout the 2019-20 financial year.

MEMBER ORGANISATIONS

Anglicare NT
Australian Red Cross
Catholic Care NT
Central Australian Affordable Housing Company
Council for Aboriginal Alcohol Program Services
Darwin Community Legal Service
Dawn House
Disability Advocacy Services
Enrich Living Services
Ermha Ltd
Ironbark Aboriginal Corporation
Julalikari Council Aboriginal Corporation
Kalano Community Association
Katherine Women's Crisis Centre
Larrakia Nation Aboriginal Corporation
Life Without Barriers
Mental Health Association of Central Australia
Mission Australia
Somerville Community Services
St Vincent de Paul Society (NT)
Tangentyere Council
TeamHEALTH
Tennant Creek Womens' Refuge

The Salvation Army

Venture Housing Company Limited

Women's Safety Services of Central Australia

Yilli Rreung Housing Aboriginal Corporation

YMCA of the Northern Territory

YWCA Australia, Darwin region

ASSOCIATE MEMBERS

City of Darwin

Peter McMillan

LIFE MEMBERS

Toni Vine-Bromley

INDIVIDUAL MEMBERS

Barbara Shaw

Janet Lash Wright

Jean Ah Chee

Jillian Cable

Kylie Jericho

Louise Weber

Natrisha Barnett

Ray Wallis



Homelessness Week 2020 Community Barbeque in Alice Springs

The Strategic framework for NT Shelter is based on action across four key areas:



**ACTION AREA 1:
RESEARCH AND
POLICY
DEVELOPMENT**

*THINK TANK,
RESPONSIVE,
INNOVATIVE*

- Draw out and disseminate relevant existing research e.g. local, national, international;
- Evidence based policy development;
- Research innovative programs to develop best practice; and
- Establish and partner in working groups on key housing and homelessness issues.



**ACTION AREA 2:
ADVOCACY**

*INFLUENCE
STRATEGY, POLICY
AND PRACTICE*

- Identifying and facilitating advocacy platforms in conjunction with the sector;
- Advocate for the NT Housing and homelessness sectors to actively influence the formulation of policy at local, NT and national levels;
- Provide communications products in different mediums for the purpose of information and feedback and input to the sector for advocacy purposes; and
- Utilize local and national campaign work e.g. Homelessness week and Poverty week as a vehicle to promote the work of sector.



ACTION AREA 3: SECTOR CONSULTATION, COORDINATION AND CAPACITY BUILDING

- Information sharing and networking;
- Effective consultation;
- Facilitation of sector training and development opportunities e.g. employment and workforce development; and
- Effective evidence based campaigns driven by policy and advocacy



ACTION AREA 4: STRONG GOVERNANCE AND BUSINESS DEVELOPMENT

- Comply with relevant legislation and funding requirements;
- Using due diligence e.g. accountability, systems management;
- Engaged and participatory board members;
- Good reporting by EO to ensure well informed Board;
- Innovative and diversified financial options

OPERATIONAL HIGHLIGHTS

NT Shelter's operational highlights are reported in this Annual Report in a framework consistent with our current funding framework with the Northern Territory Government (Department of Territory Families, Housing and Communities).

These are:

- Our operational activities as a peak body for affordable housing and homelessness.
- Our responsibility for the delivery of the Homelessness Response Group (HRG) Pilot Extension in Darwin and Alice Springs.



Our Executive Officer, Peter McMillan, participated in a major concurrent session at the National Housing Conference on Indigenous Housing and Health

OUR ENGAGEMENT WITH THE SECTOR

Throughout the year, NT Shelter continued to utilise a number of existing platforms, approaches and mechanisms to engage with members and stakeholders across the housing and homelessness sector. These include:

- Our Accommodation Action Groups (AAGs), held up to six times per year in Darwin, Katherine, Tennant Creek and Alice Springs.
- The Homelessness Response Group Pilot extension in Darwin and Alice Springs.

- Opportunities for members to inform and provide feedback on NT Shelter submissions and advocacy.
- Presentations at a range of stakeholder forums.
- Occasional sector briefings and initiatives to coordinate sector led and informed responses.
- Opportunities for member CEOs to meet with the CEO, Department of Local Government, Housing and Community Development

Throughout the year, and particularly during the pandemic, NT Shelter has maintained regular engagement with our members and stakeholders. We have collaborated on a wide range of activities and issues including, amongst other things, advocacy on housing and homelessness priorities, tenancy reform, the Northern Territory Election, post-COVID economic stimulus and the development of the community housing sector, National Homelessness Week, and a range of professional development opportunities including the 2019 National Housing Conference.

We continue to explore opportunities to improve regional strategic engagement and leadership on housing infrastructure and key service priorities. Of note, we are working with Katherine regional stakeholders to establish a strategic dialogue that will inform regional initiatives and sharpen our messaging to government on what is needed. This will complement existing consultative and collaborative mechanisms such as the Katherine Accommodation Action Group, which continues to represent an important forum for local engagement, networking and collaboration.

Case Study: Working with the sector through the COVID-19 pandemic

With the outbreak of COVID-19 across Australia and the public health emergency declaration in the Northern Territory, NT Shelter's attention had to immediately turn to how to operate in a manner that provided support and value to members during a time of substantial disruption. With staff transitioning to working from home, and everyone 'feeling their way' as new restrictions and requirements were rapidly introduced, this was an incredibly challenging time for everyone. We acknowledge the incredible work done across the sector to continue to meet the needs of clients during such a stressful, unprecedented set of circumstances.

Our Regional Coordinators engaged with member organisations and stakeholders as best we could in order to understand and support efforts to deal with the crisis. This involved consideration of how to best adjust service delivery while complying with health directives and protecting staff and clients alike. Concerns and questions raised with us by the sector were fed back to a range of government working groups. This included issues in relation to service delivery as well as arrangements to support homeless persons in the event of a lockdown.

Pleasingly, we were able to facilitate new connections at an operational level between service providers and government. This helped improve access to information, inform and enhance regional responses, and assess likely impacts and gaps with service provision.



Molly Shaughnessy presenting to attendees at our September 2019 forum 'Responding to the needs of young people experiencing homelessness'

Over the course of the year, we arranged several professional development opportunities for the sector in Alice Springs and Tennant Creek. These opportunities were developed in response to feedback received through our regular AAG and other forums, and in response to priorities identified under the NT Government's 5-year Homelessness Strategy. Most significantly, in August last year, 51 sector participants were assisted to attend the National Housing Conference in Darwin, through the AHURI Conference Support Package provided by the NT Government and administered by NT Shelter.

We also began work on refreshing NT Shelter's Strategic Plan. Extensive consultations were held with our members through January and February, with the feedback received informing the Board's deliberations on the new Strategic Plan. We were delighted with the overwhelming support and constructive feedback received on our approach and work over the last three years.



The NT Shelter team transitioned to work from home during the initial pandemic shutdowns in March and April

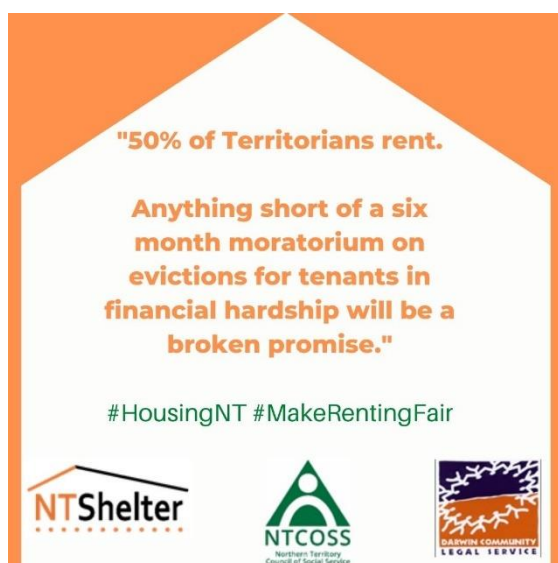
OUR ENGAGEMENT WITH COMMUNITY AND INDUSTRY

Over the course of this year, and despite the challenges provided by the pandemic, we have been actively involved in a range of activities across the regions. Our work is by no means confined to Darwin and Alice Springs. Over the past year, we participated on the Barkly Regional Deal Visitors Park Working Group. The Visitors Park is a key commitment under the Barkly Regional Deal which will finally provide accommodation in Tennant Creek for people visiting town from remote communities.

A highlight of the year for NT Shelter was the formation of a coalition of 19 organisations calling for short stay accommodation in Katherine. The Joint Statement, released at the commencement of the NT Election, is a strong statement of what is needed by member organisations as well as a broad range of other key stakeholders including the Chamber of Commerce, Katherine Town Council, and the Australian Medical Association NT.

Making renting fair, safe and certain for tenants and landlords alike is a principle that we hold firmly. This is especially important at a time when more people across the Northern Territory are in rental stress and at risk of eviction due to COVID-19 economic hardship. Throughout the year, we worked closely with

organisations such as Darwin Community Legal Service, NTCOSS, NAAJA and Anglicare NT on tenancy legislation reform. This included joint media and representations to the Attorney General and departmental staff on key areas of reform. We will continue to press for contemporary, progressive renting laws through our participation on the Ministerial Residential Tenancies Act Review Working Group.



NT Shelter worked closely with NTCOSS, Darwin Community Legal Service and others to advocate for a rental evictions moratorium

OUR ENGAGEMENT WITH GOVERNMENT

Honest, frank, respectful and constructive conversations with all levels of Government remains a hardwired priority for us. We continue to work closely with Government representatives across the political spectrum, both elected and non-elected, and across a range of portfolios in order to provide candid feedback and advice on housing and homelessness. We approach these conversations as opportunities to inform and to influence, focussing on what can be done in the form of solutions to often complex housing infrastructure and funding challenges.

In early March 2020, our Executive Officer travelled to Canberra to speak with various Federal Ministers, shadow ministers and senior Australian Government officials about our Pre-Budget Submission and the significant housing and homelessness challenges in the Northern Territory. Again, we shared ideas as to what needs to happen to ensure the Northern Territory is better positioned to address the homelessness and housing challenges ahead of it.

Closer to home, over the course of the year we engaged with all levels of government on a wide range of initiatives, including:

- Feedback on the NT Government's five-year Housing Strategy
- Advice to City of Darwin on rough sleeping and homelessness for the Council of Capital City Lord Mayors
- Discussions with the Office of the Children's Commissioner on the needs of children and young people experiencing homelessness, and future partnership opportunities
- Representations to the Minister for Local Government, Housing and Community Development on opportunities to grow the community housing sector in the Northern Territory
- Opportunities to realise investment in Specialist Disability Accommodation (SDA) and more community housing generally in the Northern Territory (in partnership with NDS in the NT)
- Housing needs for Stage 5 renal patients living in the Darwin long grass
- Continuing membership of the Housing Accommodation Support Initiative (HASI) steering group
- Representations before the Development Consent Authority in support of the Darwin Better Pathways Centre at Frog Hollow

- Peak body representation on the NT Government/ NGO Partnership Group (NNPG)
- Advice to the Tennant Creek Visitor Park Working Group (Barkly Regional Deal)
- Presentations to the Legislative Assembly's Electorate Officer annual forums
- Feedback to ABS for the enumeration and engagement strategy for estimating homelessness in the 2021 Census
- Representations to the Attorney General regarding residential tenancies reform
- Discussions with the NTG Trachoma Environmental Working Group
- Presentations to the Public Places Safety Committee (Darwin)
- Regular briefings with senior Departmental management during the COVID emergency period on planning for vulnerable cohorts
- Participation in Public Information Reference Groups

In our capacity as the NT's peak body for affordable housing and homelessness, we meet regularly with the leadership team and senior operational staff from the (former) Department of Local Government, Housing and Community Development.

NT Shelter staff are well placed to take advantage of our close and constructive relationships with the Department to provide feedback and perspectives on matters ranging from public housing policy and procedures through to significant new policy and strategic initiatives such as Batten Road and repurposed accommodation infrastructure at South Terrace in Alice Springs.

Over the past 12 months, NT Shelter provided submissions to Commonwealth and Territory

government inquiries and discussion papers, all of which are available on our website:



L-R: Shane Hamilton (PwC), Adrian Pisarski (National Shelter), Michelle McKenzie (Shelter WA), Hon Luke Howarth MP (Assistant Minister for Community Housing, Homelessness and Community Services), Peter McMillan (NT Shelter), Ivan Simon (National Aboriginal and Torres Strait Islander Housing Authority)

- Review of the Residential Tenancies Act
- Northern Territory Housing Strategy – Directions Paper
- Productivity Commission's Mental Health Inquiry Draft Report
- Pre-Budget Submission to the Federal Government
- Pre-Budget Submission to the NT Government
- NT Planning Commission 'Designing Better' consultation
- Parliamentary Inquiry into Homelessness in Australia

We take this opportunity to acknowledge the often-challenging work undertaken by our colleagues in Government to support low income Territorians without access to stable, affordable accommodation, in a chronically underfunded jurisdiction with a huge backlog of housing need.

HOMELESSNESS RESPONSE GROUP (HRG)

The success of the initial Homelessness Response Group Pilot Project resulted in the signing of a three-year extension agreement, which came in to force in July 2019. In addition to continuing the work of the Darwin HRG, this agreement provides for the extension of the model in Alice Springs. The Alice Springs HRG met for the first time in November 2019 and is steadily growing in its membership and referrals.

The following organisations have been members of the HRG over the past 12 months:

Darwin:

- Anglicare NT
- Carers NT
- Catholic Care NT
- CAAPS
- Darwin Community Legal Service
- Dawn House
- Larrakia Nation Aboriginal Corporation
- Mission Australia
- NT AIDS and Hepatitis Council
- Partners in Recovery
- St Vincent de Paul Society NT
- Somerville Community Services
- TeamHealth
- The Salvation Army
- YWCA Australia, Darwin Region

Alice Springs:

- Alice Springs Youth Accommodation and Support Services
- Anglicare NT
- Catholic Care NT
- Central Australian Affordable Housing Company
- Disability Advocacy Service
- Mental Health Association of Central Australia
- Mission Australia

- St Vincent de Paul Society (NT)
- Tangentyere Council
- The Salvation Army
- Women's Safety Services of Central Australia

HRG clients

Assessing client intake forms from our Darwin HRG has provided valuable insights into the experiences that have led to their engagement with service providers (and subsequently with the HRG), and their experiences with accessing services.

- 90% of clients had an income, usually a Centrelink payment
- 50% of clients indicated they were meeting their basic needs fully
- 100% of clients were not satisfied with their housing. Those living in adequate housing were dissatisfied with high rents, those living in public housing were dissatisfied with the quality of their housing, and most clients were experiencing some form of homelessness.
- 50% of children had experienced or witnessed domestic and family violence in the previous 6 months.
- 50% of all clients had experienced domestic and family violence in the past six months
- 50% of clients were dissatisfied with their lives, while the remaining 50% were neutral (neither satisfied nor unsatisfied)
- 70% of clients were neither satisfied nor unsatisfied with the services they were receiving, 15% were happy, and 15% were unhappy.

OUTLOOK

Fundamentally, our assessment of challenges and prospects for the sector remains similar to that reported last year. This is despite the completely new and uncharted territory we find ourselves in with a global pandemic.

A key challenge for NT Shelter as well as advocates nationally is to secure commitment with the current Australian Government for a stepped-up role in leadership and investment in new housing provision to meet Australia's large and growing shortfall of social and affordable housing. The NT has a shortfall of approximately 10,000 homes. We need a plan to address this shortfall.

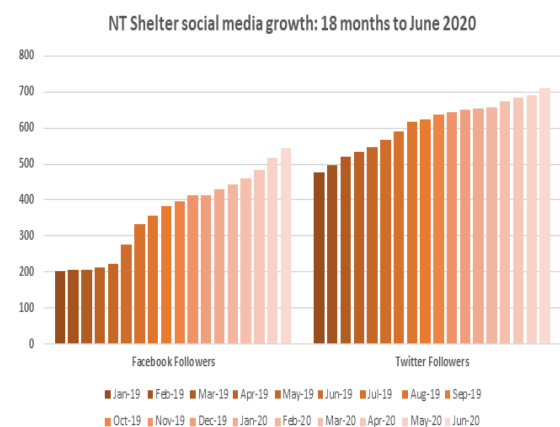
In the lead up to this year's budget, there was significant support from economists, property industry groups and the general public on a social housing-led response for economic recovery. Despite demonstrable economic and social benefits arising from investing in new builds in the form of jobs and economic output (GDP), and a growing chorus of support, the Australian Government has yet to introduce any significant measures to boost housing supply at scale. This remains a key challenge for NT Shelter, the sector and the Northern Territory Government.

Of all the jurisdictions across Australia, the Northern Territory stands out as the one with the most to gain from a National Housing Strategy with commensurate leadership and support from Canberra. Two years ago, the independent expert panel on the Remote Housing Review remarked that the NT had almost half of the remaining need for remote housing construction but was the jurisdiction with the least fiscal capacity to meet the shortfall.

We suspect the Territory's vertical fiscal imbalance, debt levels and overall capacity to meet its housing infrastructure and servicing needs have deteriorated further since those

observations were made. This does not augur well for those waiting up to 8 years for housing across the Territory or for those who continue to live in poorly performing homes where the commonly accepted 9 Healthy Living Practices (HLPs) cannot be practised.

This is why we will continue to maintain it is vital that the Territory Economic Reconstruction Commission and the Northern Territory Government take decisive and urgent steps, in the absence of adequate own-source revenue, to attract Commonwealth Government and other externally sourced investment funding streams at every opportunity.



NT Shelter staff have worked hard to boost and improve our external audience reach and engagement, with strong year on year growth in our social media platforms

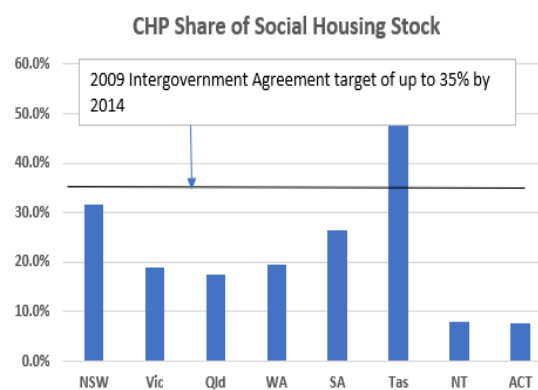
Historically, institutional investors have shied away from investment in social and affordable housing due to risk and the lack of stable, predictable returns. However, with appropriate stewardship, leadership and a longer-term view, progress can be made on developing a new market segment which will be attractive to superannuation funds and other institutional investors. Encouragingly, we are starting to see examples of this now coming through in other States. Initial bond

issues from the National Housing Finance and Investment Corporation (NHFIC) have been very heavily subscribed, indicating strong underlying and emerging interest in this area.

We will continue to urge the Northern Territory Government to be poised and at the forefront of these opportunities as they arise. With credible proposals being put forward nationally to boost social and affordable housing supply through the NHFIC in the form of low-cost bond finance available to Community Housing Providers, the NT needs to have shovel-ready projects ready to go if it wants a slice of the action.

Other important opportunities need to be taken to leverage Commonwealth funding on housing to the Territory. First of all, Commonwealth Rent Assistance (CRA) receipts for the NT are considerably lower than what they should be in a jurisdiction where 50% of households are renters. The Commonwealth allocation to rent assistance is far greater than its spend under the National Housing and Homelessness Agreement (NHHA) and an under-allocation to the NT is therefore a significant opportunity lost. NT Shelter will work with its members and other stakeholders to ensure that rent setting measures bring our share of CRA to the Northern Territory, as well as pressing for a more substantive share of NHHA for the Territory based on need. With similar sentiment now contained in the NT Government's Housing Strategy, we are more optimistic that the good fight will be taken up in earnest with officials in Canberra.

Another important opportunity that will bring greater Commonwealth Rent Assistance contributions to the NT is increasing the proportion of social housing that is delivered by non-government Community Housing Providers (CHPs). The Northern Territory is a laggard in this area and has done very little over many years to support the growth of community housing in the Northern Territory.



Community housing provider (CHP) growth is a key priority for the NT, and we have a lot of catching up to do. Source: RoGS 2020 Table 18A.3

We are cautiously optimistic that this may change given recent departmental appointments within the NT Government that suggest greater commitment and focus to reforming and growing the CHP sector.

NT Shelter is encouraged by the creation of two Cabinet level Minister portfolios in Government. We see this as recognition of the huge work remaining to be done on housing across the Territory and the importance of executing this well in order to underpin success in other priority areas such as education and health. Let's hope that two senior ministers can achieve more than one!

As a consequence, the new portfolio split doubles the opportunity for us to lock in support for action on the following four key areas:

- ✚ Increased funding for homelessness services
- ✚ Continued investment in remote housing
- ✚ Net additional housing supply (driven by a plan to address the 10,000 shortfall)
- ✚ Sufficient accommodation infrastructure to meet needs (notably in Katherine)

There is much more work to be done. How we go about this is also very important. The emergence of a new peak body for Aboriginal housing in the Northern Territory (AHNT) is a positive development for Aboriginal communities regaining control of their housing. Local Decision Making (LDM), the introduction of social outcome-based frameworks by the NT Government, Closing the Gap housing indicators, and increasing the capacity of Aboriginal organisations to manage housing are important areas for achieving meaningful and sustainable outcomes on housing.

NT Shelter will continue to press for a more consistently applied approach to collaboration and consultation on housing policy reform. This is important if we are to optimise outcomes in a resource constrained environment.

At this stage, despite significant investment in remote housing, we are not seeing enough prioritisation or progress on housing and homelessness by the Commonwealth and Northern Territory governments. Significant funding is required to address specialist homelessness service demand gaps and net additional supply through housing provision.

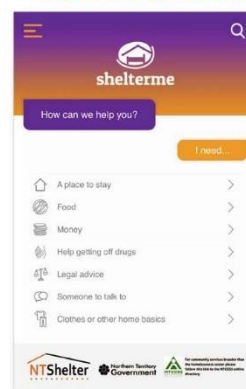
However, the prospects are not completely bleak. There are opportunities to leverage Commonwealth and institutional investment if we can effectively sell the housing story in terms of key infrastructure and as a credible way of supporting our fragile economy post COVID. All of us want to see a strong, thriving, inclusive and prosperous Northern Territory. We want to see rising employment and increased population in order to facilitate economic development. A sufficient stock of housing that meets our population needs, is energy efficient and adaptable to a changing climate, and meets the needs of our communities is an essential part of realising that vision.

We consider the foundations of the relationships NT Shelter and its members have built with government, and which we will continue to strengthen, are sufficiently robust for to tackle the challenges together head on from here. Despite what at times can appear to be intractable difficulties and hurdles with adding to our net stock of social and affordable housing, there are opportunities there for the taking for the Territory. We can secure a better housing deal for all Territorians if we can work on these challenges together.



www.shelterme.org.au

ShelterMe is a web directory of services for Territorians at risk of or experiencing homelessness.



ShelterMe contains up to date information about accommodation and services throughout the NT, including crisis, transitional, short term, low cost, and supported accommodation. It also provides details on other support services such as Emergency Relief funding, legal help, AOD and mental health services, food and meals and much more.

You can use the site to search by service required and by region, to quickly find who can help and what supports are available.



With 15,969 users over the past year, our ShelterME website continues to play a vital role in connecting Territorians at risk of experiencing homelessness to a range of services

MORE INFORMATION

For more information about the activities of NT Shelter Inc. please visit our websites or contact us as follows:

Websites:

<https://ntshelter.org.au>

www.shelterme.org.au

Contact Us:

Peter McMillan
Executive Officer
NT Shelter Inc.
PO BOX 1577 Nightcliff NT 0814
Phone: (08) 8985 4389
eo@ntshelter.org.au

Member enquiries should be directed to Ms Donna Feltus, Office Manager.



Executive Officer Peter McMillan with panellists at the National Housing Conference

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Email: tax@pfinancial.com.au

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ABN 12 591 531 723

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NORTHERN TERRITORY SHELTER INCORPORATED.
ABN 12 591 531 723
Board of Management's Report
For the year ended 30 June 2020

Your Board of Management submit the financial report of Northern Territory Shelter Incorporated for the financial year ended 30 June 2020.

Board of Management

The names of the Board of Management at the date of this report are:

President	Jean Ah Chee
Treasurer	Robert Cooper
Vice President	John McBryde
Secretary	Joan Meredith
Members	Janet Wright
	Ashley Perez
	Michael Soler
	Lawson Broad
	Merrilee Cox
	Leeanne Caton
Public Officer	Peter McMillan

Principal Activities

The objects of the Association include:

- a) identifying and promoting best practice in the provision of appropriate, safe and affordable housing for persons residing in the Northern Territory, particularly low to moderate income earners disadvantaged in the housing market, as the Northern Territory's peak body;
- b) advocating and contributing to national and NT housing policy, particularly for growth in social and affordable housing supply from government and non-government organisations;
- c) promoting awareness regarding housing needs and issues for those persons who are homeless or at risk of homelessness, or experiencing financial hardship in the housing market;
- d) advocating for groups of persons with characteristics more likely to result in a lack of access to suitable housing, including Aboriginal persons, seniors, young persons, people with a disability or mental illness, people experiencing domestic and/or family violence, persons with drug and/or alcohol addictions, and persons leaving prison or corrections facilities;
- e) undertaking and supporting projects and research relevant to housing and homelessness needs and priorities;

NORTHERN TERRITORY SHELTER INCORPORATED.
ABN 12 591 531 723
Board of Management's Report
For the year ended 30 June 2020 (continued)

- f) engaging key stakeholders including relevant government agencies, local government, Aboriginal community controlled organisations and private industry, and working with other community organisations to further these objectives and influence housing policy decision makers;
- g) developing the capacity of front-line service organisations providing housing and homelessness services to persons in the Northern Territory; and
- h) sharing information, consulting with and coordinating activities for the Association's stakeholders.

Significant Changes

No significant change in the nature of these objectives occurred during the year.

Operating Result

The surplus for the year amounted to

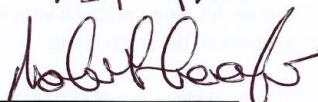
	Year ended 30 June 2020	Year ended 30 June 2019
	\$60,061	\$18,295

Operating Report:

In our opinion:

- a) The accompanying income and expenditure statement is drawn up so as to present fairly the results of the Association for the financial year ended 30 June 2020;
- b) The accompanying statement of financial position is drawn up so as to present fairly the state of affairs of the Association as at the end of that financial year.
- c) The Board of Management have reasonable grounds to believe that Northern Territory Shelter Incorporated will be able to pay its debts as and when they fall due.

Signed in accordance with a resolution of the Members of the Board of Management on:

Date: 23/10/2020

Board of Management Member


Board of Management Member

Independent Auditors Report

To the members of Northern Territory Shelter Incorporated.

Report on the Audit of the Financial Report

Opinion

We have audited the special purpose financial report of the Northern Territory Shelter Incorporated (the Association), which comprises the statement of financial position as at 30 June 2020, income and expenditure statement, statement of cash flows, notes to the financial statements, and the certification by members of the committee on the annual statements giving a true and fair view of the financial position and performance of the Association.

In our opinion, the accompanying special purpose financial report of Northern Territory Shelter Incorporated has been prepared in accordance with the *Northern Territory of Australia Associations Act*, including:

- (a) Giving a true and fair view of Northern Territory Shelter Incorporated financial position as at 30 June 2020 and of its performance for the year then ended; and
- (b) Complying with Australian Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of Northern Territory Shelter Incorporated in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our ethical responsibilities in accordance with the Code.

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

Responsibilities of the Committee for the Financial Report

The committee members of the Association are responsible for the preparation of the financial report that gives a true and fair view and have determined that the accounting policies used and described in Note 1 to the financial statements are consistent with the financial reporting requirements of the *Northern Territory of Australia Associations Act*, and are appropriate to meet the needs of the members. The committee members' responsibilities also include such internal control as the committee determines is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Wealth management • Tax & accounting • Lending

BRISBANE DARWIN HERVEY BAY NARELLAN MURGON PARAP

Wealth Management – Praescius Financial Holdings Pty Ltd ABN 14 610 960 980 AFSL 486455 • Tax & Accounting – Praescius Tax & Accounting Pty Ltd ABN 98 138 547 903 Registered Tax Practitioner 25687237
Lending – Praescius Lending Pty Ltd ABN 36 622 764 836 Authorised Representative (503915) of Vow Financial Pty Ltd ACL 390261

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Independent Auditors Report (continued)

In preparing the financial report, the committee members are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the committee members either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

Basis of Accounting and Restriction on Distribution

The Note 1 to the financial statements describes the basis of accounting. The financial report has been prepared to assist the Northern Territory Shelter Incorporated to meet the reporting requirements of *Northern Territory of Australia Associations Act*. As a result, the special purpose financial report may not be suitable for another purpose.

Signed on: 14th October 2020



Amanda Taylor, RTA, MIPA
Praescius Tax & Accounting Pty Ltd
PO Box 102, Parap, NT 0804

Northern Territory Shelter Incorporated
ABN 12 591 531 723
INCOME & EXPENDITURE STATEMENT
as at 30 June 2020

	2020	2019
	\$	\$
Income		
Grants		
Department of Housing	670,120	593,504
Unspent Balance Carried Forward	(122,657)	(28,199)
Unspent Balance Brought Forward	96,732	128,725
Total Grants	644,195	694,030
Trading Activities		
Sales of Toolkits	0	
Membership	14,677	13,923
Total Trading Activities	14,677	13,923
Other Income		
Fees and Charges	16,780	
Interest Received	4,042	4,535
PAYGW Cashboost	62,500	
Recoupments and other income	4,788	5
Total Other Income	88,110	4,540
Total Income	746,982	712,492
Expenses		
Wages & Salaries	450,255	421,634
Travel	35,430	34,233
Board Expenses	14,006	10,658
Vehicle Expenses	7,198	7,787
General Office Expenses	13,768	39,158
Office Overheads	49,960	47,519
Program Expenses	80,739	110,316
Financial Services	35,565	22,892
Total Expenses	686,920	694,198
Net Surplus / (Deficit)	60,061	18,295

Northern Territory Shelter Incorporated
ABN 12 591 531 723
Statement of Financial Position
as at 30 June 2020

	2020	2019
	\$	\$
Assets		
Current Assets		
Cash at Bank		
Cheque Account	897,088	458,810
Petty Cash	64	49
Bendigo General 8515	1,859	1,856
Bendigo Term Deposit #2502	108,821	106,474
Bendigo Term Deposit #2503	103,777	102,132
Total Cash at Bank	1,111,608	669,320
Trade Debtors		
Trade Debtors	435	12,415
Other Assets		
Pay Stay City of Darwin	357	144
Real Estate Agent Deposit	6,600	6,600
Other Debtors	18	
Cab Charge Deposit		200
Prepaid Insurance	10,988	10,654
Total Other Assets	18,397	30,013
Total Current Assets	1,130,005	699,333
Non-Current Assets		
Motor Vehicle at Cost	27,198	27,198
Accumulated Depreciation	(7,984)	(4,583)
Furniture & Fittings at Cost	2,015	2,015
F&F Accumulated Depreciation	(1,959)	(1,456)
Total Non-Current Assets	19,270	23,174
Total Assets	1,149,275	722,506

Northern Territory Shelter Incorporated
ABN 12 591 531 723
Statement of Financial Position
as at 30 June 2020

	2020	2019
	\$	\$
Liabilities		
Current Liabilities		
Grants & Advances		
Unexpended Grants	122,657	28,199
Grants in advance	623,727	349,533
Creditors		
Trade creditors	5,703	12,350
Pre paid Memberships	636	14,018
ATO		
Credit Cards		
Master Card	393	240
Payroll Liabilities		
Provision for Annual Leave	34,621	21,861
Superannuation reconciliation account	3,470	5,351
GST Liability		
ATO liability	29,649	22,599.00
Total Current Liabilities	820,858	454,151
Non-Current Liabilities	-	-
Total Non-Current Liabilities	-	-
Total Liabilities	820,858	454,151
Net Assets	328,417	268,355
Equity		
Accumulated Funds	268,355	250,060
Surplus	60,061	18,295
Total Equity	328,416	268,355

Northern Territory Shelter Incorporated
ABN 12 591 531 723
Statement of Cash Flows
as at 30 June 2020

	2020	2019
	\$	\$
Cash flow from Operating Activities		
Receipts from Grants and other income	746,982	712,492
Payments to suppliers and employees	(686,920)	(694,198)
Trade Debtors	11,980	(12,385)
Prepaid expenses	(347)	(1,582)
MV Accumulated Depreciation	3,400	3,400
F&F Accumulated Depreciation	504	504
Other Debtors	(18)	
Trade Creditors	(6,647)	877
Prepaid memberships	(13,382)	13,354
Master Card	153	(4,270)
Superannuation payable	(1,881)	4,213
Employee Provisions / adjustments	12,760	10,333
Adjustments due to roundings	2	
ATO Payable - June BAS	7,050	(20,336)
Income in advance	94,458	(100,526)
Grants in advance and carried forward	274,194	(72,925)
Net Cash Flow from Operating Activities	442,288	(161,048)
Cash Flow From Investing Activities		
Net cash provided by (used in) investing activities	0	0
Net Increase/Decrease for the period	442,288	(161,048)
Cash at the Beginning of the period	669,320	830,369
Cash at the End of the period	1,111,608	669,320

NORTHERN TERRITORY SHELTER INCORPORATED.

ABN 12 591 531 723

NOTES TO THE ACCOUNTS

For the year ended 30 June 2020

Note 1: Statement of Significant Accounting Policies

The financial report is a special purpose financial report that has been prepared to satisfy the financial reporting requirements of the *Northern Territory of Australia Associations Act*. The Board of Management has determined that the Association is not a reporting entity.

The special purpose financial report has been prepared in accordance with the Act and the following Australian Accounting Standards:

- AASB101, Presentation of Financial Statements
- AASB107, Statement of Cash Flows
- AASB108, Accounting Policies, Changes in Accounting Estimates and Errors
- AASB1048, Interpretation of Standards
- AASB1054 Australian Additional Disclosures.

The special purpose financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values or, except where stated, current valuations of non-current assets. Cost is based on the fair values of the consideration given in exchange for assets.

The following is a summary of the material accounting policies adopted by the Association in the preparation of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

a. Revenue recognition

Interest income is recognised when accrued.

Other revenue is recognised when it is received or when the right to receive payment is established.

b. Taxation

The Association is of the opinion that it is not subject to income tax.

c. Cash

Cash includes cash on hand, deposits held at call with banks, and other short term highly liquid investments.

d. Property, Plant and Equipment

The current policy is to fully depreciate all purchases of a capital nature except those costing in excess of \$5000, or have a permanent or long term character.

e. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST. Receivables and payables are recognised inclusive of GST. The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables.

NORTHERN TERRITORY SHELTER INCORPORATED.
ABN 12 591 531 723
NOTES TO THE ACCOUNTS (Continued)
For the year ended 30 June 2020

f. Going concern

The special purpose financial report of the Association has been prepared on the basis that the Association is a going concern and will continue to operate. The Association relies on funding from the Northern Territory Government. The financial report is prepared on a going concern basis on the understanding that such support will continue.

g. Employee entitlements

Provision is made for the liability for employee entitlements arising from services rendered by employees to balance date.

h. Events after the Balance Sheet Date

No matter or circumstance has arisen since 30 June 2020 that has significantly affected, or may significantly affect the associations operations, the result of those operations, or the Associations state of affairs in future financial years.

g. Expense category allocations

The following expenses are included in the listed expense categories in the Income and Expenditure Statement.

Wages and Salaries – Staff salaries, leave loading, long service, superannuation, Fringe Benefits tax, staff development, staff support services, health and safety, workers compensation insurance, and recruitment.

Travel – Travel expenses, travel allowance, accommodation and mileage allowance.

Board Travel – Board governance expense, Board travel and Board accommodation.

Vehicle expenses – Fuel, registration, repairs and maintenance, parking, insurance, and depreciation.

General Office – Stationery, IT support, publicity and marketing, advertising, depreciation, postage, printing and photocopying, staff amenities, and rounding.

Office Overhead – Rent, telephone, fax, internet, Public Liability insurance, Volunteers insurance, Business insurance, electricity, cleaning, office repairs and maintenance.

Program Expenses – Equipment hire, meeting expenses and catering, office amenities, resources, Computer expenses (including website upgrades), brokerage, donations, subscriptions and memberships, consultancy, Client Support services.

Financial Services – Business plan and report, book keeping, audit, fees and permits, consultation services, legal fees, Project Management fee, bank fees.

Northern Territory Shelter Incorporated

ABN 12 591 531 723

Asset Schedule for the year ended 30 June, 2020

	Total	Addition	OWDV	Date	Disposal	Consid	Rate	Deprec	CWDV	Gain /loss
Motor Vehicle										
Hyundai Tucson	27,198.00	23/02/2018	22,614				15.0	3,400	19,214	
	27,198.00		22,614				Net	3,400	19,214	
Furniture & Fittings										
Storage Cupboard	543.64	28/06/2016	136				25	136	0	
Office Desk	679.09	29/06/2016	169				25	170	0	
Westinghouse Fridge 340L	791.82	12/10/2016	254				25	198	56	
	2,014.55		559				Net	504	56	
Plant & Equipment										
Office Couch	271.82	7/07/2016	0.00							
Iphone 6 with case	853.59	8/07/2016	0.00							
Iphone 6	953.64	20/07/2016	0.00							
Multi function colour printer	817.27	26/07/2016	0.00							
HP Laptop #1	882.73	29/07/2016	0.00							
HP Laptop #2	882.72	29/07/2016	0.00							
Excalibur 4 Drawer Filing Cabinet	520.05	19/09/2016	0.00							
HP 600 Pro desktop	2,343.64	1/11/2016	0.00							
Lenovo Ideapad 310 with case	807.27	31/01/2017	0.00							
Officeworks Monitor	226.00	13/08/2018	0.00							
Surface Pro	3,119.00	26/06/2018	0.00							
Samsung Galaxy	535.00	27/06/2018	0.00							
	12,212.73		0.00							
Total Assets	41,425.28							3,903.60	19,270.40	

NT SHELTER INC

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