



Government Employees' Housing Authority

Final Report



2005 - 06

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**To the Hon Michelle Roberts MLA
Minister for Housing and Works**

In accordance with Section 25 of the *Government Employees' Housing Act 1964*, and Section 66 of the *Financial Administration and Audit Act 1985*, I hereby submit, for your information and presentation to Parliament, the Final Report on the operations of the Government Employees' Housing Authority. The report covers the period 1 July 2005 to 30 June 2006.

A handwritten signature in black ink, appearing to read 'Kevin Toop'. The signature is stylized and cursive.

Kevin Toop
Reporting Officer

Overview

2005-06

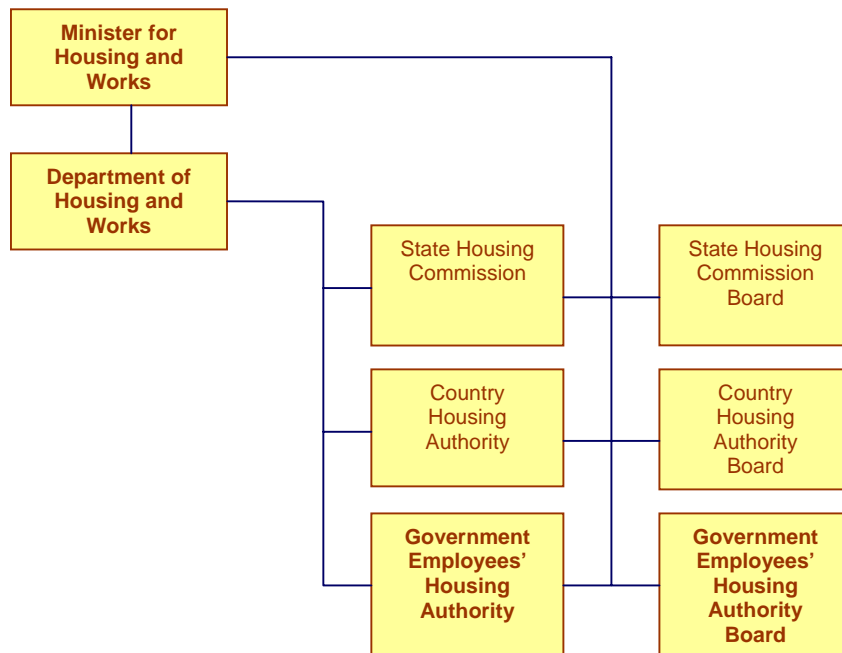
The Government Employees' Housing Authority (GEHA) was established under the *Government Employees' Housing Act 1964* to provide housing for government employees throughout regional Western Australia.

The Authority has a regional focus in all aspects of its operations and services. It exists to provide quality accommodation for government employees, who in turn work to deliver essential services to regional and remote populations.

GEHA is responsible for providing housing solutions for more than 4 000 government employees including teachers, police, and justice officers and their families. By providing quality housing, GEHA helps ensure that government employees also contribute to the economic, social and cultural well-being of regional communities and towns.

GEHA is accountable to the Minister for Housing and Works and, through the Minister, to Parliament. The Authority, together with other housing-related agencies, operates through the Department of Housing and Works (the 'Department') under one administrative structure, as shown below.

HOUSING AND WORKS PORTFOLIO
ADMINISTRATIVE STRUCTURE UP UNTIL 30 JUNE 2006



This final report is concerned only with the functions of GEHA. Details of the functions of the other agencies in the housing and works portfolio are in the individual annual reports for those agencies.

(NB: this is GEHA's final report. From 1 July 2006, it became part of the newly created Housing Authority.)

Vision

To provide agencies with quality housing and a tenancy management service that is equitable, efficient, sustainable and consistent.

Mission

To support the achievement of the State Government's objectives by providing government employees with quality housing in country areas.

Our Role

The State Government delivers many essential services, such as policing, education, justice and community services. In order to ensure services are delivered throughout the State, it is essential to attract qualified government employees who are willing to relocate to regional and remote areas.

Government employees not only deliver government services, they also contribute to the economy and social well-being of the regions.

The availability of quality housing is an important factor with many employees considering a regional placement. The Government Employees' Housing Authority has a key role to play in providing comfortable, attractive, well-maintained homes throughout the State.

Overview

2005-06

Change in Structure from 1 July 2006

Up until 30 June 2006, a Board of Management governed GEHA, with responsibility for day-to-day operations delegated to the Director.

This administrative structure changed on 1 July 2006 with the proclamation of the *Machinery of Government (Miscellaneous Amendments) Act 2006*. The Act, which was aimed at reducing the number of government agencies, merged GEHA and the State Housing Commission. The new body became the Housing Authority on 1 July 2006, and instead of a Board it is governed by the Acting Director General of the Department of Housing and Works. These changes will be reflected in the Department's annual report for 2006-07

GEHA is responsible for:

- Providing accommodation for more than 4 000 staff employed by 46 government departments and agencies in some 250 locations throughout Western Australia.
- Increasing the supply and quality of accommodation provided.
- Managing this accommodation so that government departments can focus on their core business activities and attract and retain government employees to regional Western Australia.

The Authority is set up to be self-funded and operates as a commercial agency. Its primary source of income is the rents it charges client agencies for its properties. Ordinarily, it receives no payments from the Government Consolidated Fund.

Responsible Minister

The Minister responsible for the Department is the Hon Michelle Roberts MLA, Minister for Housing and Works; Consumer Protection; Heritage; Land Information.

Legislation affecting the Authority's activities

The Government Employees' Housing Authority has exercised all reasonable care to comply with the following relevant Acts:

Government Employees' Housing Act 1964
Residential Tenancies Act 1987
Financial Administration and Audit Act 1985
Dividing Fences Act 1961
Public Sector Management Act 1994
Freedom of Information Act 1992

Major stakeholders

Major GEHA stakeholders include:

- The Minister for Housing and Works.
- Client agencies (see P.46 for a list of GEHA client agencies)
- Occupants of GEHA houses (that is, employees of GEHA's client agencies)
- Members of the GEHA Board
- The Department of Housing and Works

Housing Service ...

GEHA is responsible for providing accommodation to more than 4 000 staff employed by 46 government departments and agencies in some 250 locations throughout Western Australia.

Western Australia is enjoying an unprecedented growth in resource development, especially in the Pilbara region, but also in the Kimberley, Mid West and Esperance areas. This rapid growth in regional investment and employment provides a challenge to Government to provide sufficient infrastructure, particularly housing.

In addition to the growth created by the resources boom, many remote Indigenous communities need an urgent upgrade of the temporary donga accommodation provided for teachers. The Department of Education and Training places dongas in remote locations to accommodate teachers when there are sudden increases in student numbers. In communities that were initially considered as temporary, teachers are currently living in dongas that need to be replaced with more suitable longer-term accommodation. And the signs are this trend will continue – for instance, in the last 10 years, not one remote Aboriginal school has closed.

The challenge for GEHA in the near future will be the ability to respond to client agency demands in spite of the shortage of skilled contractors in the building industry and availability of suitable land for construction. In some cases, these issues impede GEHA's ability to provide timely responses to demands made by its client agencies.

With such issues in mind, GEHA reviewed the outcomes of its 2002-05 Strategic Plan and strengthened the existing objectives in the 2005-08 Plan, aiming to further consolidate the work undertaken over the past three years. A new objective has been introduced, with a strong focus on improving service delivery in the areas of maintenance, allocation of houses, tenancy management, marketing and communication.

The intention is that the updated Strategic Plan will continue to ensure that the organisation works towards a more competitive, rigorously managed accommodation service, which optimises government expenditure on employee accommodation in regional Western Australia.

Having thus laid the groundwork for future years, this is the final year for GEHA in its current form and also for the Board.

The *Machinery of Government (Miscellaneous Amendments) Act 2006* was proclaimed on 1 July 2006 and this merged the Government Employees' Housing Authority with the State Housing Commission. The new body is known as the Housing Authority and it is responsible to the Acting Director General of the Department of Housing and Works.

The changes mean the end of an era for GEHA, but by no means the end of GEHA or the services it provides.

Although there will be other administrative changes, GEHA's existing organisational structure will continue to operate, and GEHA will operate as a business unit of the Housing Development Services portfolio within the Department of Housing and Works.

GEHA has been a unique State government agency since its inception in 1964. It has not been amalgamated with any other department or had its name changed since its proclamation on 2 August 1965.



Helen Stewart
Chairperson

Future Challenge ...

'The challenge for GEHA in the future will be the ability to respond to client agency demands in spite of the shortage of skilled contractors in the building industry and availability of suitable land for construction.'

Optimising Government Expenditure ...

GEHA will continue to ensure that the organisation works towards a more competitive, rigorously managed accommodation service, which optimises government expenditure on employee accommodation in regional Western Australia.

Having started with a handful of properties, GEHA now provides accommodation for more than 4 000 government employees covering all of regional WA – from remote desert communities, up to the Kimberley and south to Albany, and stretching from Kalgoorlie to the North West coast. In fact, GEHA is the biggest single provider of housing for government employees in Australia.

It is a big patch to cover, and much has been achieved in our 42 years. Not only have we put a roof over the heads of countless government employees and their families, by providing employment and training we have also helped support local businesses. And in turn, our tenants have helped make their local communities stronger by filling a variety of civic, sporting and voluntary roles – whether it be helping their local P and C group or fighting bushfires as part of the local brigade.

I would like to thank all Board members, past and present, for the dedication they have shown, the energy they have brought, and the contribution they have made to the ongoing development of GEHA.

Board members have always been aware of their responsibilities as the governing authority of Government Employees' Housing. Collectively, they have provided the Authority with support, guidance and wisdom and have enabled management to deliver a service to both government agencies and government employees that is business-like, customer focussed, and innovative.

I would also like to express my appreciation of the hard and often unnoticed work of GEHA management and staff. Providing accommodation is a complex and personal issue and providing the right accommodation for tenants and agencies can be difficult. Standards of housing and service delivery have steadily improved, especially in the last five years, largely due to the dedication of staff in Head Office and the regions.

Finally, I would like to thank the Minister for Housing and Works, the Hon Michelle Roberts MLA, for her leadership. I'd also like to thank the Department's Acting Director General Bob Mitchell, and the General Manager Housing Development Services Bob Thomas for their continued support.

It has been my privilege to be Chairperson of the GEHA Board for the past 16 years. There is still much to be done but I believe the Board is leaving behind an organisation that has the potential and structure to ably meet the challenges ahead. I thank you all and wish you well.



Helen Stewart
Chairperson

42 Years of Supporting Local Communities ...

Over the past 42 years, GEHA has helped to support local businesses and communities through the provision of housing to government employees working in regional locations across a State that covers 2.5 million square kilometres.

By any measure, 2005-06 has been an extraordinary year for GEHA. During the past eight and a half years, the standard of GEHA accommodation has significantly improved and the supply of housing to our client agencies has steadily grown. The rapid growth of the resource industry has resulted in this year being one of the busiest on record for the housing and construction industry. With the resources boom underway – predominantly in the Pilbara and Kimberley – it has been necessary to accelerate and implement a major housing construction program. With mining companies wanting back properties they have been leasing to GEHA in towns such as Newman, Tom Price and Wickham, and the unprecedented acceleration in housing demand in Karratha, GEHA has had to mount a counter-strategy.

To help achieve this, the State Government approved a loan of \$60 million for GEHA to purchase land and construct 161 homes in the Pilbara, Kimberley and Esperance areas over a three-year period. This is a huge challenge for us considering we are competing with mining companies and developers for building companies to undertake the necessary works.

In addition, construction commenced on 36 new homes as part of our mainstream Capital Works Program, with a total of \$9.4 million being spent this financial year. We also completed seven properties in response to the recommendations of the Gordon Inquiry.

As well as all this building activity, we have been carrying out ambitious maintenance and property management programs. This included completion of our two-year program to replace outdated ducted air conditioners with modern, energy-efficient split-system air conditioning units in homes owned by GEHA in the Pilbara. The new units are significantly more energy efficient and have lower running costs, which will provide savings for tenants and the Government. The State Government allocated a one-off \$2 million grant in 2004-05 for the project, which was completed this year. A total of 164 new units have now been installed in GEHA-owned homes in seven Pilbara towns over the two financial years.

We've been busy meeting all these challenges, but it appears we are not alone. In June, Steve Carroll GEHA's Manager of Operations and Assets and myself attended a National Employee Housing Conference in Darwin. A total of five States were represented and a common theme emerged. This was the extreme shortage of building contractors, which substantially affected construction, maintenance response times, and the quality of workmanship. These all adversely affect our client agencies and tenants.

On a personal level, it is with a great deal of pride and a tinge of sadness that I complete my ninth – and final – report for the Government Employees' Housing Authority. As you are aware, GEHA was restructured in line with the *Machinery of Government (Miscellaneous Amendments) Act 2006* and the Government Employees' Housing operations have become a business unit of the Department of Housing and Works.

Since my appointment in January 1998, I have had the wonderful experience and opportunity to transform and develop an organisation to meet the needs of its many client agencies. During that time, we have been able to substantially lift the standard of housing with more than



Trevor Clarey
Director

\$60m Loan Approved ...

The State Government approved a loan of \$60 million for GEHA to purchase land and construct 161 homes in the Pilbara, Kimberley and Esperance areas over a three-year period.

Nationwide Shortage of Building Contractors ...

A common theme to emerge from the 2006 National Employee Housing Conference is the nationwide shortage of building contractors. This shortage will continue to have a substantial affect on construction, maintenance response times and the quality of workmanship.

half of our 4 261 homes turned over with the acquisition of 449 properties through new constructions (387) and spot purchases (62) at a cost of \$73 million. There has also been a 40 per cent increase in properties leased from private owners Statewide, which now totals close to 1 650.

Some of our other initiatives include the Tenant Rent Setting Framework, which was implemented in September 2000. This framework has been totally accepted by all government employees as it introduced a far better, more equitable basis for determining rents paid by employees to their respective departments. It is to be reviewed in the coming financial year.

The cost recovery rent model adopted by GEHA in 2003-04 has also proven to be extremely successful. This is where the agency is charged a rent depicting the actual cost for GEHA to construct a property in a town where there is no viable market. Not only has this attracted local governments and investors to build in these locations and lease to GEHA, it has provided us with an additional \$3.5 million per year to refurbish older properties. We have just completed our third year of this refurbishment program, concentrating predominantly on the Pilbara, and approximately 700 homes throughout the State will be refurbished over the coming years. The refurbishments include a new kitchen, bathroom, painting, carpet, air conditioning, and landscaping, in what we refer to as a 'front to back makeover'.

New quality housing designs have also been developed to cater for customer needs and suitability for specific regional locations. A range of housing types has been built, from 2-bedroom townhouses catering for singles and couples, to 4-bedroom, 2-bathroom modern spacious homes for families.

The vast improvement in client focus and service delivery over the years can be attributed to providing our staff and GEHA-dedicated officers in the Department of Housing and Works with greater autonomy and the provision of budgets. This has enhanced their ability to make decisions on the spot knowing a budget is there to support them. None of these could be achieved without an appropriate management structure and, more importantly, the great staff undertaking the duties to make it all happen.

With the end of the GEHA Board and our reporting relationships now changed, there are many challenges ahead to ensure the GEHA business unit stays focussed. The intention is to form a client consultative group consisting of the same representation as the Board but possibly with an expanded government agency representation.

In closing, I would like to thank all of my staff, both in Head Office and our country regions of Kalgoorlie, Karratha and Port Hedland, and our GEHA representatives in Department of Housing and Works regional offices, for their contributions. Although the reporting relationships are changing, we will continue to work with our representatives, and this will be formalised in a new Service Level Agreement.

Better Standard of Housing ...

Since 1998, GEHA has been able to substantially lift the standard of housing with more than half of our 4 261 homes turned over and the acquisition of 449 properties at a cost of \$73 million and a 40% increase in properties leased from private owners Statewide.

More Equitable Rents ...

The Tenant Rent Setting Framework introduced in May 2000 provides a far better, more equitable basis for calculating tenant rents.


Rent Success ...

Cost Recovery Rent provides GEHA with an additional \$3.5 million a year to refurbish older properties.

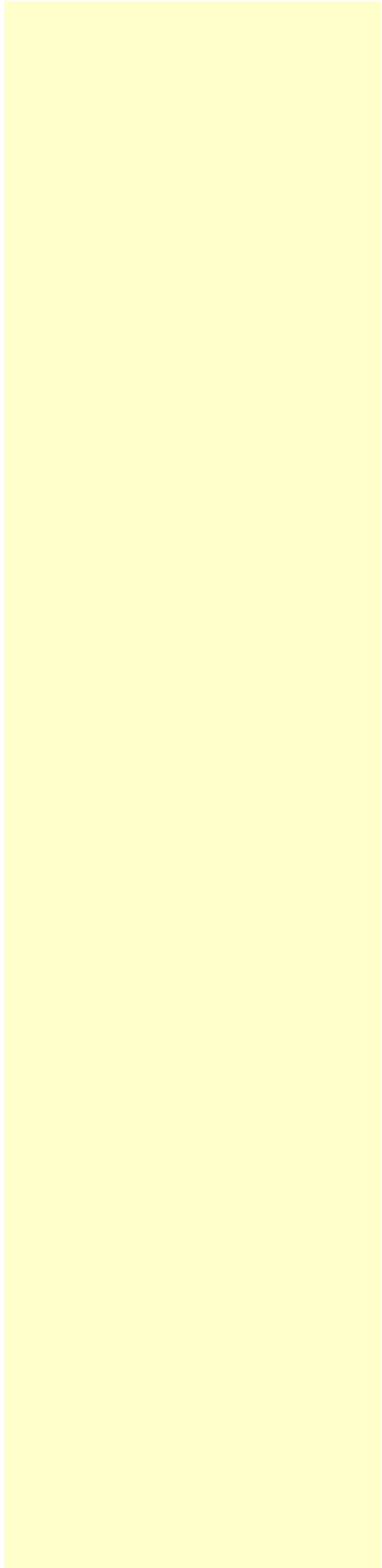
More Makeovers ...

'Approximately 700 homes throughout the State will be refurbished over the coming years.'

Finally, I would like to thank the GEHA Board and in particular, our Chairperson Helen Stewart, for the wonderful support over the years, it has been greatly appreciated. I look forward to the challenges ahead.



Trevor Clarey
Director



Highlights

- **Capital Works Program** – Throughout the year, GEHA acquired five properties through spot purchase and completed a total of 22 new homes within the mainstream Capital Works Program, seven of which were for the Gordon Inquiry. A further 36 units of accommodation were commenced during the year at a total cost of approximately \$13.87 million.
- **Newman police station site** – The Authority has commenced negotiations with WA Police to purchase the former Newman police station site, along with an adjacent site, to redevelop the 4 000 square metre site and build 13 units.
- **Refurbishment Program** – A total of \$3.6 million was spent by GEHA in 2005-06 on the refurbishment of accommodation around the State. During 2005-06, the main focus of the program has remained in the Pilbara, with \$2.7 million spent on refurbishment of accommodation in this region.
- **South Hedland Security Upgrades** – A major security upgrade of 35 units in South Hedland was undertaken at a total cost of \$330 000. The works included the installation of security doors, window screens and fencing.
- **Asset Management Plan** – GEHA has assessed all of its owned properties in order to develop an Asset Plan for 2005-6 to 2009-10. This Asset Plan will integrate with GEHA's long-term financial forecast to determine the future for every GEHA house in the next five years.
- **\$60 million housing program to meet extra demand in Kimberley and Pilbara** – Until midway through 2005-06, GEHA was able to meet agency demand through a mix of owned and leased properties. The current growth in resources development in Western Australia has meant an increase in the demand for government services, which has a flow-on effect for GEHA. To meet this challenge, GEHA prepared a submission to the State Government seeking approval to borrow \$60 million to enable it to construct or purchase 161 houses. This funding will enable GEHA meet the demands from its client agencies for additional houses in the Pilbara and Kimberley regions; to replace donga accommodation for teachers in nine remote communities; and to find alternatives for the houses currently leased from mining companies which must be relinquished by December 2007.
- **Finalist in the 2005 Premier's Awards for Excellence in Public Sector Management** – GEHA was nominated a finalist in the 2005 Premier's Awards for its submission on Regional Partnerships for Sustainability. Through innovative programs introduced in recent years and the sale of its older properties, GEHA has raised funds to launch a major Statewide refurbishment program, which in turn extends the value of its capital. As a result, in the past 10 years, GEHA has transformed itself from an agency that was totally dependent on State subsidies into an Authority with a mainstream construction program that is self-funding.

Challenges

- **Provision of housing in response to major developments in regional Western Australia** – The biggest challenge currently facing GEHA is to identify and acquire lots in towns involved in the mining industry which are at the centre of the resources boom responsible for putting pressure on housing availability and rents. GEHA must determine its future direction when it comes to major developments in regional areas – such as the Kimberley, the Pilbara and the Goldfields – in order to enable it to meet housing needs.
- **Improving service delivery to GEHA clients** – Over the next year, GEHA will focus on improving service delivery in the areas of maintenance, allocation of houses, tenancy management, marketing and communication.
- **GEHA will have to monitor its housing designs to better suit changing demographics and the needs of its clients** – For instance, the increase in the number of singles and couples households, and the desire of tenants for properties with smaller gardens.
- **Gordon Inquiry construction** – The provision of housing and government buildings in the communities identified in the Gordon Inquiry will continue to provide numerous challenges. Meeting these challenges will require extensive liaison and coordination between the communities and government bodies to ensure suitable locations are identified, along with providing the necessary infrastructure and services.
- **The boom in the building and construction industry** – This has resulted not only in big increases in house and land prices, it has also led to increases in construction costs and rents. There is a shortage of skilled workers to undertake projects, and this can lead to delays in completing projects on time. The boom has also led to reductions in the number of contractors tendering for capital works projects.

Two factors will play a part in determining the future provision of government employees' housing throughout Western Australia.

From 1 July 2006, GEHA was restructured to become a business unit of the Department of Housing and Works. Although it is no longer a reporting body, GEHA's future directions have been outlined in its 2005-08 Strategic Plan. This focuses on:

- Improving Service Delivery
- Accurate, Timely and Rigorous Demand Forecasts
- Optimising the Utilisation of GEHA Assets
- User Pays Pricing
- Creative Housing Solutions
- Sustainability.

Department of Housing and Works' Statement of Strategic Intent

The other major influence will be the Statement of Strategic Intent and Priorities released in May 2006 by the Acting Director General of the Department of Housing and Works. The statement describes three key areas that the Department and its housing-related agencies will focus its activities on in 'Playing our part in building a better community'. These are:

1. **More People in Houses** – to maximise the number of people in the community with a 'roof over their head'.
2. **Improving Aboriginal Communities** – to play a greater role in holistic approaches involving the community, private sector and Government in addressing the major social issues confronting Aboriginal people in remote communities and regional centres.
3. **Improving Building and Infrastructure** – to ensure that the development, design, delivery, procurement and maintenance processes for infrastructure and building across Government are world class and provide great facilities. (This intention relates mainly to the non-housing functions conducted by the Department.)

The Department will focus on the following critical priorities for the next 12 months:

- Investing more resources in the areas that deal directly with our clients to ensure that our services are of a high standard and delivered in a timely way, thus recognising our clients' needs.
- Ensuring that a commitment to customising our products and services to meet our clients' needs is adopted.
- Partnering with our colleagues in Government and business to ensure that we develop and deliver superior products and services.
- Engaging with staff to determine their issues, concerns and ideas for improving the Department's services and products and their work environment.
- Ensuring that collaborative approaches are adopted across the Department in progressing our projects and providing our services.
- Providing relevant and accessible professional development for all people in the Department.
- Establishing a structure for the Department that provides clarity for the roles, functions and responsibilities we have and ensuring good governance exists across all functions of the Department.
- Commencing the strategic planning process to further develop our 'Playing our part in building a better community' strategy.

Our Strategic Intentions

- 1 **More People in Houses**
- 2 **Improving Aboriginal Communities**
- 3 **Improving Building and Infrastructure**

'I'm sure that by focussing our attention on these three key areas, we will return significant benefits back to our community. These will include improved health outcomes, greater prosperity, improved community cohesion, greater productivity and better returns on the public money that we are entrusted to spend.'

Bob Mitchell,
Acting Director General
Department of Housing and
Works

The State Government's plan for improving the quality of life of all Western Australians is described in its document 'Better Planning: Better Services – A Strategic Planning Framework' for the Western Australian Public Sector. This document is built around five strategic Goals for Government relating to people and communities, the economy, environment, regions and governance.

The Government Employees' Housing Authority's contribution to the achievement of the five Goals for Government is summarised below.

| Government Goal | GEHA Contributions |
|---|--|
| <p>Goal 1: People and Communities To enhance the quality of life and well-being of all people throughout Western Australia.</p> | <p>Through the provision of quality housing, GEHA helps facilitate the provision of essential services in regional and remote communities, thereby contributing to the economic, social and cultural well-being of these communities and towns.</p> |
| <p>Goal 2: The Economy To develop a strong economy that delivers more jobs, opportunities and greater wealth to Western Australian by creating the conditions required for investment and growth.</p> | <p>The Authority's capital works, maintenance, and refurbishment programs utilise local businesses and thus provide employment and training – as well as an economic multiplier effect – for regional and remote economies.</p> |
| <p>Goal 3: The Environment To ensure that Western Australia has an environment in which resources are managed, developed and used sustainably, biological diversity is preserved and habitats protected.</p> | <p>Adopting the principles of sustainability, the Authority's refurbishment of 1980s-style houses to extend the useful life of these properties also involves the use of more energy-efficient appliances such as split-system air conditioners. Designs also utilise energy efficient guidelines and standards.</p> |
| <p>Goal 4: The Regions To ensure that regional Western Australia is strong and vibrant.</p> | <p>GEHA has a regional focus in virtually everything it does. Its construction, maintenance and property programs provide employment and training for regional businesses and help support local economies.</p> <p>GEHA's contributions in this regard were formally recognised when it was selected as a finalist in the 2005 Premier's Awards for its Regional Partnerships for Sustainability project.</p> |
| <p>Goal 5: Governance To govern for all Western Australians in an open, effective and efficient manner that also ensures a sustainable future.</p> | <p>GEHA – in conjunction with the Corruption and Crime Commission – has moved to raise awareness of housing rules covering rental accommodation for Government staff in country areas. The two bodies reviewed rental polices following the investigation of 500 properties in five country towns for possible breaches of the GEHA Act. Government employees are not eligible for subsidised rent if they own or have shares in a property within 50 kilometres of their rented GEHA property or place of employment.</p> |

Overview

GEHA has a regional focus in all aspects of its operations and services. The Authority exists to provide quality accommodation for Government employees in the regions, who in turn work to deliver essential services to regional and remote populations.

GEHA funds accommodation for more than 4 000 employees in 250 locations around the State. Its tenants come from all areas of the Government, with GEHA invoicing 55 client groups drawn from 46 government departments and agencies. In recent years, it has managed to achieve this without having recourse to public funds or Commonwealth grants. In the past 10 years, GEHA has transformed itself from an agency that was totally dependent on State subsidies into an authority with a mainstream construction program that is now self-funding.

Increasingly, the Authority is refining its approach to service delivery to reflect a less centralised approach, placing resources and expertise in regional areas where they can best serve tenants and the agencies that employ them.

GEHA delivers significant economic benefits to regional businesses and communities through its capital works, maintenance and upgrade programs.

The Authority enters into many contractual and supply arrangements with the private sector, applying the Government's 'Buy Local' policy wherever appropriate. In this way, GEHA is helping local builders, tradespeople, developers, investors, and real estate agents to grow their businesses by working in partnership with the Authority to provide quality housing for government employees.

Major Projects

The Government Employees' Housing Authority worked on a number of projects of significant social and cultural benefit to the State in 2005-06. These include:

Housing to support Multi Function Police Facilities (arising from the Gordon Inquiry)

The Multi Function Police Facilities deliver services including policing, child protection and justice services and are being introduced into eight remote Indigenous communities. This initiative is being developed in consultation with the communities.

Associated with the construction of the Multi Function Police Facilities by the Department of Housing and Works, the role of the Government Employees' Housing Authority is to construct housing for the WA Police and Department for Community Development officers who deliver the programs within the communities.

GEHA is now into the third year of construction and during 2004-05 completed three houses in Kalumburu and another three in Balgo to enable agencies to implement programs arising from the Gordon Inquiry.

Self-funding ...

In the past 10 years, GEHA has transformed itself from an agency that was totally dependent on State subsidies into an authority with a mainstream construction program that is now self-funding.

Economic Benefits ...

GEHA delivers significant economic benefits to regional businesses and communities through its capital works, maintenance and upgrade programs.

Working in Partnership ...

GEHA is helping local builders, tradespeople, developers, investors, and real estate agents to grow their businesses by working in partnership with the Authority to provide quality housing for government employees.

In 2005-2006, seven dwellings were completed in Warburton in the Central Desert region. These houses incorporated a number of energy-efficient features and achieved a 5-star *FirstRate* house energy rating from the Sustainable Energy Development Office.

Contracts were also awarded for three houses in Warakurna (north-east of Warburton in the Central Desert), three houses in Bidyadanga (south of Broome), two houses at Warmun (Turkey Creek) and five houses at Djarindjin (north of Broome) in the Kimberley.

Planning is also underway for three houses at Jigalong (east of Newman) in the Pilbara.

The houses for Warakurna, Bidyadanga, Djarindjin, Warmun and Jigalong Communities are expected to be completed during 2006-2007.

New houses in Fitzroy Crossing

Six new 2-bedroom GEHA dwellings in Fitzroy Crossing were constructed at a total cost of \$1.7million.

All of the units were allocated to the Department of Education and Training to meet its pressing need for new housing and alleviate the number of teachers forced to share accommodation.

Another two projects for GEHA to build a total of eight dwellings (2 x 3-bedroom and 6 x 2-bedroom) are being prepared for tender, with the aim of completing them during 2007.

New GEHA properties in Wyndham

The Authority is progressively working to replace older housing stock across the State, especially in towns where there is a significant number of older dwellings. Providing quality accommodation enables agencies to attract and retain staff in the regions, which in turn benefits the wider community.

Many of the more remote towns have a lack of vacant land available for new housing and alternative solutions are required.

Such a town is Wyndham, where GEHA has identified opportunities to redevelop existing housing lots.

In consultation with the Shire of Wyndham-East Kimberley, these lots were rezoned to enable two dwellings to be built on sites where there was previously one.

During the six-year period 1998 to 2004, GEHA constructed six new dwellings in the town and in 2005-06 it built a further three dwellings.

Another two units are planned for 2006-07, and discussions have begun with the Shire to rezone several lots for further developments.

Capital Works and Acquisitions Program

Construction commenced on 36 new homes within the mainstream Capital Works Program, and five properties were acquired by spot purchase.

Spending on capital works and acquisitions during the 2005-06 financial year totalled \$9.4 million. This included:



Teachers' housing ... some of the six new 2-bedroom GEHA dwellings built in Fitzroy Crossing to ease the accommodation shortage.

Construction

2005-06

| | |
|---------------------------------|----------------------|
| Construction | \$6.4 million |
| Purchase of existing houses | \$1.5 m |
| Vacant land acquisitions | \$0.5 m |
| Crown reserve acquisitions | \$0.4 m |
| Capitalised administration fees | \$0.6 m |
| Total | \$9.4 million |

Table 1: Summary of Construction and Purchase of Housing for 2005-06

| Town/Community | Number of units completed during 2005-06 | Number of units spot purchased during 2005-06 | Number of units commenced during 2005-06 |
|-----------------------------|--|---|--|
| Bidyadanga (Gordon Inquiry) | | | 3 |
| Camballin | | | 4 |
| Djarindjin (Gordon Inquiry) | | | 5 |
| Dwellingup | | 1 | |
| Esperance | | 1 | |
| Fitzroy Crossing | 6 | | |
| Hedland (South) | | | 10 |
| Katanning (Upgrade) | | | 5 |
| Katanning | | | 1 |
| Narrogin | | 1 | |
| Newman | | 2 | |
| Ravensthorpe | 3 | | |
| Wangkatjungka | | | 2 |
| Warakurna (Gordon Inquiry) | | | 3 |
| Warburton (Gordon Inquiry) | 7 | | |
| Warmun (Gordon Inquiry) | | | 2 |
| Wickham | 3 | | |
| Wyndham | 3 | | |
| Total Units | 22 | 5 | 36 |
| Total Cost | \$7 008 401 | \$1 472 000 | \$13 871 360 |

Table 2: Land Acquisition Program

| Crown Reserve Acquisitions | Lots Acquired |
|----------------------------------|---------------|
| Kalbarri | 3 |
| Kalgoorlie | 1 |
| Lake Grace | 1 |
| Norseman (leasehold to freehold) | 2 |
| | |
| Sub Total | 7 |
| | |
| | |
| Vacant Land Acquisitions | |
| Hopetoun* | 2 |
| Katanning** | 1 |
| Morawa** | 1 |
| Tom Price** | 8 |
| Sub Total | 12 |
| | |
| Total | 19 |

*These lots were acquired to secure leases by on-selling to an investor.

**These lots were acquired for use in the current and future construction program.

Major Initiatives

Until midway through 2005-06, GEHA was able to meet agency demand through a mix of owned and leased properties. The current growth in resources development in Western Australia has meant an increase in the demand for government services, which has a flow-on effect for GEHA. To meet this challenge, GEHA prepared a submission to the State Government seeking approval to borrow \$60 million to enable it to construct or purchase 161 houses. This funding will enable GEHA to meet the demands from its client agencies for additional houses in the Pilbara and Kimberley regions; to replace donga accommodation for teachers in nine remote communities; and to find alternatives for the houses currently being leased from mining companies, which must be relinquished by December 2007.

Strategic Planning

In its Strategic Plan 2002-2005, the Government Employees' Housing Authority introduced a range of revolutionary strategies to achieve a commercial and sustainable housing service for government departments. The five strategies focus on:

1. Accurate, Timely and Rigorous Demand Forecasts
2. Optimising the Utilisation of GEHA's Assets
3. User Pays Pricing
4. Stimulating Creative Housing Solutions
5. Sustainability

Measurable progress was made in the implementation of these goals, enabling GEHA to generate additional revenue for major capital works and refurbishment programs to meet future housing needs.

In 2005, GEHA reviewed the outcomes from the Strategic Plan 2002-2005 to consolidate the work undertaken over the previous three years.

Resources Boom in Pilbara and Kimberley ...

A \$60 million loan will enable GEHA to construct or purchase 161 houses to meet the demands from its client agencies for additional houses in the Kimberley and Pilbara regions and to replace donga accommodation in nine remote communities.

As a result, GEHA introduced a new strategy – Improving Service Delivery. This strategy has a strong focus on improving service delivery in the areas of maintenance, allocation of houses, tenancy management, marketing and communication. The initiatives implemented as part of this strategy are outlined elsewhere in this report.

GEHA is aware of the changing demographic profile of Western Australian families, particularly the growth of single- and two-person households, and the effect this might have on accommodation needs. For instance, a greater number of singles and couples are transferring to country locations. GEHA realises that these singles/couples often require smaller homes with smaller garden areas that are not difficult or expensive to maintain.

The Government Employees' Housing Authority will continue to focus on giving value for money to the Government and taxpayers by providing and managing quality accommodation for government employees.

Premier's Award – 2005 Finalist

GEHA was a finalist in the regional category of the 2005 Premier's Awards, which involved 103 nominations from 52 organisations. GEHA's submission – Regional Partnerships for Sustainability – highlighted the innovative programs introduced in its Strategic Plan 2002-05.

Shared Housing Design Concept – one year on

In line with GEHA's objective to introduce innovative housing design, GEHA constructed a pilot shared housing design in Kalumburu for teachers working for the Department of Education and Training. This house, which was constructed in 2004-05, has two individual bedroom/bathroom wings and is separated by a communal living/dining and kitchen area. The home was built for single employees who wish to share housing, but also want to retain their privacy. The design has been well received, with occupants over the last year confirming that the design has achieved its purpose.

Proposed Strategy to Replace Ageing Assets

One of the objectives of GEHA's Strategic Plan 2005-08 is to optimise the use of GEHA's assets and resources to best deliver client agencies' priorities.

To this end, GEHA has developed a strategy to Replace Ageing Assets for 2006-11 for all the properties it owns. This strategy takes into consideration departmental priorities, the condition of housing stock, and GEHA's financial capacity, together with anticipated private sector partnerships through leasing arrangements.

Once implemented, this strategy will help determine the future of every GEHA house over the next five years. As a result, every property will be categorised for replacement, sale, redevelopment, or refurbishment.

The strategies to achieve this objective are:

- Provide quality housing by progressively replacing aged assets.
- Focus replacement programs on areas of greatest need.
- Implement long-term construction, refurbishment, development, leasing and sale plans.

Changing Demographics ...

A greater number of singles and couples are transferring to country locations. GEHA realises that these singles and couples often require smaller homes with smaller garden areas that are not difficult or expensive to maintain.

Value for Money ...

GEHA will continue to focus on giving value for money to the Government and taxpayers by providing and managing quality accommodation for government employees.

Strategy to Replace Ageing Assets ...

This strategy will help determine the future of every GEHA house over the next five years. Every property will be categorised for sale, replacement, redevelopment, or refurbishment.

Construction

2005-06

- Refine and develop the asset management plan for GEHA properties, to ensure a commercial and sustainable asset base for the future.
- Integrate the Government's requirements relating to the management of asbestos materials into the asset management plan.

Other Initiatives***Solutions for Regional Land Shortages***

Acquiring or identifying suitable lots for GEHA's construction program can be a difficult task involving several parties including private owners, Indigenous communities, government bodies, and private organisations such as mining companies. In addition to this, GEHA has also identified redevelopment opportunities within existing holdings.

The biggest challenge currently facing GEHA is to identify and acquire lots in towns involved in the mining industry. The majority of these exist in the Pilbara region, however, major projects are also being developed in other areas of the State.

In its 2005-06 Capital Works Program, GEHA acquired eight lots from Hamersley Iron in Tom Price to replace homes currently leased from the mining company. Two lots in Hopetoun were also bought from LandCorp to meet additional demand for housing. This housing is for teachers who will be working at the new school being built and due to open in January 2007, which will accommodate children of BHP Billiton workers employed at the Ravensthorpe nickel mine.

Negotiations have also taken place with LandCorp to secure lots for GEHA in 2006-07 in the towns of Karratha, Newman, Port Hedland and Hopetoun.

The Authority has also commenced negotiations with WA Police to purchase the former Newman police station site, along with an adjacent site, to redevelop the 4 000 square metre site and build 13 units.

The Kimberley is another growth area and GEHA has implemented redevelopment programs in the towns of Wyndham, Halls Creek and Fitzroy Crossing. However, these opportunities are now limited. LandCorp's assistance has been sought to identify and secure land in the towns of Halls Creek and Fitzroy Crossing from future subdivisions.

Meeting Future Housing Demand in Ravensthorpe/Hopetoun

Construction of the BHP nickel mine at Ravensthorpe has begun and, once completed, will significantly increase the region's population with an influx of mine employees and their families.

Since estimates suggest that the mine will have a long life, government services will need to grow in order to cater for educational, policing and other essential services in the town.

Planning commenced in 2003-04 for new accommodation to house government employees in Ravensthorpe. Land is in short supply, requiring the Authority to demolish existing older homes, replacing them with duplex pairs and 2-bedroom units. This will maximise the

Our biggest challenge ...

The biggest challenge currently facing GEHA is to identify and acquire lots in towns involved in the mining industry.

Land Solutions for Newman ...

GEHA has commenced negotiations with the WA Police to purchase the former Newman Police Station site, along with an adjacent site, to redevelop the 4000 square metre site and build 13 units.

number of units of accommodation and also cater for the needs of single tenants and couples without children.

During 2004-05, the Authority completed construction of two units of accommodation in Ravensthorpe, and during 2005-06 a further three dwellings were completed. Construction of another three units is expected to begin in 2006-07.

Accurate, Timely and Rigorous Demand Forecasts

'Accurate, Timely and Rigorous Demand Forecasts' is one of the strategies in GEHA's Strategic Plan 2005-08. Its aim is to identify agencies' short-term and longer-term priorities for accommodation to enable GEHA to meet their demands for accommodation.

In order to achieve this objective, GEHA will continue to work closely with its client agencies to prepare annual accommodation plans in line with the budget cycle and also endeavour to determine their longer-term projections for accommodation requirements. Unfortunately, client agencies do not always include the housing component in their planning.

Agencies sign 10-year agreements with GEHA as part of providing newly constructed or purchased accommodation. In the case of privately leased properties, agencies agree to take on the property for the term of the agreement.

Outlook

Western Australia is enjoying an unprecedented growth in resources development.

Large resources companies are dominating regional housing markets in the Pilbara, Kimberley and elsewhere in a bid to accommodate their growing workforces. GEHA leases accommodation from mining companies and others to increase its capacity to meet agency demands. Mining companies are now withdrawing the properties they lease to GEHA and building more accommodation to house their employees. Similarly, properties leased from other investors may be lost to the mining companies who pay above-market rents.

In addition to the growth created by the resources boom, many remote Indigenous communities need an urgent upgrade of the temporary 'donga' accommodation provided for teachers. The Department of Education and Training places dongas in remote locations to accommodate teachers when there are sudden increases in student numbers. In the communities of Ngalapita, Pia Wadjarri, Yulga Jinna, Dawul, Djugerari, Jungdranung, Patjarr, Tjunjuntjarra and Warnarn, teachers are living in temporary dongas than need to be replaced with more suitable longer-term accommodation. In the last 10 years, not one remote Aboriginal school has closed.

Such additional agency housing requirements could not be met without immediate additional debt funding. To enable GEHA to seek suitable land and employ building contactors so that these requirements could be satisfied, the State Government gave approval for GEHA to borrow \$60 million.

Replacement of Mining Company Houses ...

Mining companies have advised that they will be withdrawing the properties they lease to GEHA and that the houses must be relinquished by December 2007. The \$60 million loan will enable GEHA to fund alternatives for these houses.

Upgrades Needed ...

In addition to the growth created by the resources boom, many remote Indigenous communities need an urgent upgrade of the temporary 'donga' accommodation provided for teachers.

Overview

The Government Employees' Housing Authority provides a range of building maintenance, minor works and property services through the zone maintenance contracts of the Department of Housing and Works. GEHA is responsible for maintaining the residential accommodation it owns to ensure that the properties are safe, clean and habitable. In some instances, GEHA is also responsible for arranging maintenance to be undertaken on privately leased properties on behalf of the owners.

Services

The Authority has a regional focus in all aspects of its operations and services. GEHA exists to provide quality accommodation for government employees in the regions and maintenance of its properties is an integral part of this service.

GEHA is responsible for providing housing solutions for more than 4 000 government employees throughout the State. Through the provision of quality housing, GEHA helps to ensure that government employees contribute to the economic, social and cultural well-being of regional communities and towns.

Many of GEHA's occupants live in accommodation located in remote areas and it is a challenge to provide timely maintenance and other property management services to these locations.

Refurbishment Program

In accordance with GEHA's strategic plan, the Authority has continued to refurbish its accommodation to extend its useful life.

In 2005-06 the Authority spent a total of \$3.6 million on refurbishments Statewide, of which \$2.7 million was spent in the Pilbara.

The Pilbara was main focus in 2005-06, due to the number of homes in the area needing refurbishment, as well as the high demand and low availability of quality homes.

The Pilbara Refurbishment Program commenced in October 2004. Renovations carried out as part of the refurbishments for each of the completed properties included:

1. Kitchen
2. Bathroom
3. Toilet
4. Laundry
5. Patio installed to rear yard if the existing structure was not shire-approved or the house did not have a patio
6. Fencing replaced with steel fencing, as required
7. Landscaping and reticulation
8. Ceramic tiling throughout the property
9. External painting, including roof
10. Internal painting throughout
11. Security upgrades, where required – window locks, security lighting, and security doors and window screens installed

Progress has been made in the following towns during 2005-06:

Maintenance in Remote Communities ...

Many of GEHA's occupants live in accommodation located in remote communities and it is a challenge to provide timely maintenance and other property management services to these locations.

Pilbara Refurbishment ...

During 2005-06, a total of 31 units of accommodation were refurbished in six Pilbara towns at a cost of \$2.7 million. Refurbishment of a further 34 units is underway.

Maintenance

2005-06

Newman

- Ten properties in total – 9 x 3-bedroom houses, 1 x 4-bedroom house – have been completed.
- A further 4 x 3-bedroom properties are nearing completion and will be completely refurbished by the first quarter of 2006-07.

Karratha

- Two 3-bedroom houses completed.

Roebourne

- Ten properties have been completed. Seven of these properties are 3-bedroom houses and three are 2-bedroom units.
- Fences were replaced at GEHA properties throughout Roebourne, providing better security and privacy for occupants. This work was completed at a total cost of \$66,000.

Port Hedland

- One 4-bedroom house completed.

South Hedland

- Nine 3-bedroom houses completed.

Tom Price

Refurbishment of nine houses in Tom Price, including installation of patios to those houses that had non-Shire approved patios or no patios at all.

Paraburdoo

Refurbishment of 11 houses and 6 x 2-bedroom units in Paraburdoo, is underway and due to be completed in early 2007.

South Hedland – Security Upgrades

GEHA undertook a major security upgrade of 35 units allocated to single teachers in Koombana, South Hedland at a cost of \$330 000. The upgrades included security doors, window screens, fencing and other works. Security lighting was installed to these units in 2004-05.

Challenges

A major challenge experienced in the managing the Pilbara Refurbishment Program has been the shortage of contractors in the North West. This has delayed work in some towns, which has resulted in contractors needing extra time to enable them to complete the major works.

Refurbishment Program for 2006-07

The focus of the Refurbishment Program for 2006-2007 will remain on the inland towns of Newman, Tom Price and Paraburdoo. When the work being undertaken on the Paraburdoo houses and units has been completed in early 2007, all Paraburdoo properties will be completely refurbished.

Storm damage to new GEHA houses in Warburton community

In mid-November 2005, a freak storm, with winds of up to 170kmh, wreaked havoc in the remote community of Warburton and resulted in 50mm of rain in just half an hour. Trees were uprooted and buildings and fences damaged. It left houses without water and power. Although water services were restored quickly, there was a delay in restoring power as lines were down. The Warburton-Blackstone Road was



Storm damage ... a GEHA home damaged by a freak storm at Warburton in November 2005.

Maintenance

2005-06

closed to all traffic for a day because the heavy rain had caused washouts.

More than 25 workers from the Ngaanyatjarra Council, local police and visiting Fire and Emergency Service Authority (FESA) personnel, and members of the community worked hard to clear debris and restore services.

One of GEHA's houses sustained extensive damage when the double garage and part of the roof were destroyed during the storm. Fencing for GEHA houses in one street was totally destroyed. The clean-up and repair of damage to the GEHA houses took several weeks.

Planned maintenance and breakdown repairs

In 2005-06, the Authority spent \$8.9 million on maintenance and repairs, compared to \$8.4 million in 2004-05. The increase can be attributed to repairing storm damage to houses in Warburton (Ngaanyatjarra), Pilbara and Kimberley.

Furniture

Spending on furniture was \$0.889m for 2005-06, which was slightly under budget. The under expenditure has been attributed to a mix of agency requirements and upgrading of furniture during the previous financial year.

Pilbara Air Conditioner Project Completed

In 2004-05, the State Government allocated a one-off \$2 million grant to enable GEHA to replace outdated ducted air conditioners with modern, energy-efficient, split-system air conditioning units in homes owned by GEHA in the Pilbara.

The new split-system units are significantly more energy efficient and are cheaper to run, and will reduce costs for tenants, as well as the government departments that provide a subsidy to their Pilbara employees to offset air conditioning costs.

The project commenced in 2004-05 with 138 new units installed in GEHA-owned houses in seven Pilbara towns. The project was completed this financial year, with a total of 164 homes now having energy-efficient air conditioning systems.

Overview

The Government Employees' Housing Authority is responsible for managing a total portfolio of 4 491 units of accommodation, of which 2 841 are owned and 1 650 sourced from the private market.

GEHA has developed a new Strategic Plan 2005-08. It continues the direction established under the previous strategic plan, and adds a sixth objective: "to continually improve key areas of service delivery".

This emphasises key processes such as maintenance and tenancy management as part of the broader objectives of providing a sustainable supply of government employee housing.

GEHA employs 37 officers located in Perth, Karratha, South Hedland and Kalgoorlie. An additional 15 officers have been appointed to dedicated GEHA positions in regional offices of the Department of Housing and Works as part of a Service Level Agreement.

In the main, the regional officers provide the property management services for GEHA-owned and leased accommodation.

GEHA provides the following property management services for all its owned and privately leased properties:

- Conducting inspections – including ingoing, outgoing and annual inspections.
- Upkeep of common facilities in serviced units (grounds and gardens).
- Maintenance – such as arranging emergency, priority and day-to-day maintenance.
- Coordinating all tradespeople in response to tenants' requests for maintenance.
- Providing, maintaining and replacing furniture and white goods for accommodation located north of the 26th parallel, remote locations and shared properties in other parts of the State.
- Refurbishing and upgrading older properties to extend their useful lives.
- Identifying, recording and determining responsibility for tenant liability charges and their recovery from the tenant or department (undertaken by regional offices and Perth GEHA).
- Managing debt collection through GEHA's Debt Recovery Officer (Perth).
- Paying water consumption – through GEHA Perth – and recouping the amount directly from occupants, except for shared properties, where the money is recouped from the relevant client agency.
- Provide input to the Capital Works Program – through GEHA Perth – in response to demand from client agencies.

Property Portfolio ...

GEHA is responsible for managing a total portfolio of 4 491 units of accommodation, of which 2 841 are owned and 1 650 sourced from the private market.

- Liaises with real estate agents/owners with respect to leasing properties.

Service Level Agreement

As part of the changes occurring in relation to the *Machinery of Government (Miscellaneous Amendments) Act 2006*, a Draft Performance Agreement was developed to replace the Service Level Agreement 2005-08.

With these new arrangements, GEHA's three regional offices (Karratha, Hedland and Kalgoorlie) and staff will come under the responsibility and accountability of their respective Regional Managers. With the integration of these officers into the regional management structure, it is anticipated that the positions of the Area and Accommodation Managers will be reviewed and updated in line with similar positions held by DHW officers. The new agreement, which strengthens the current control processes and monitoring guidelines, allows for greater flexibility and will improve the dedicated and accountable management of GEHA properties in each region.

The Draft Performance Agreement will form the basis for negotiations between all stakeholders involved in the new arrangements. A working party has been appointed to carry out negotiations and to provide input.

Debtor Management

The Caretaker property/account/customer computer system of the Department of Housing and Works is used for debtor management. This system keeps the account records for GEHA and produces all invoicing to GEHA clients.

GEHA's major debtors are the government departments using its services. Rents are invoiced monthly in advance and departments are required to forward payment before the end of the month. More than \$71 million was received in 2005-06.

Reimbursements of water consumption costs (paid by GEHA to the Water Corporation or the owners of leased properties) are recovered directly from tenants. The Authority also recovers the costs incurred for maintenance repairs that are considered the tenant's responsibility.

In recent years, GEHA has progressively improved its debt collection procedures. The graph on the next page demonstrates the success of these activities in recent years regarding payments received from tenants.

The year 2003-04 was a particularly successful year, where a number of debts outstanding from previous years were recovered. This can be seen from the graph, where the value of receipts (blue bar) was greater than the amounts paid in that year.

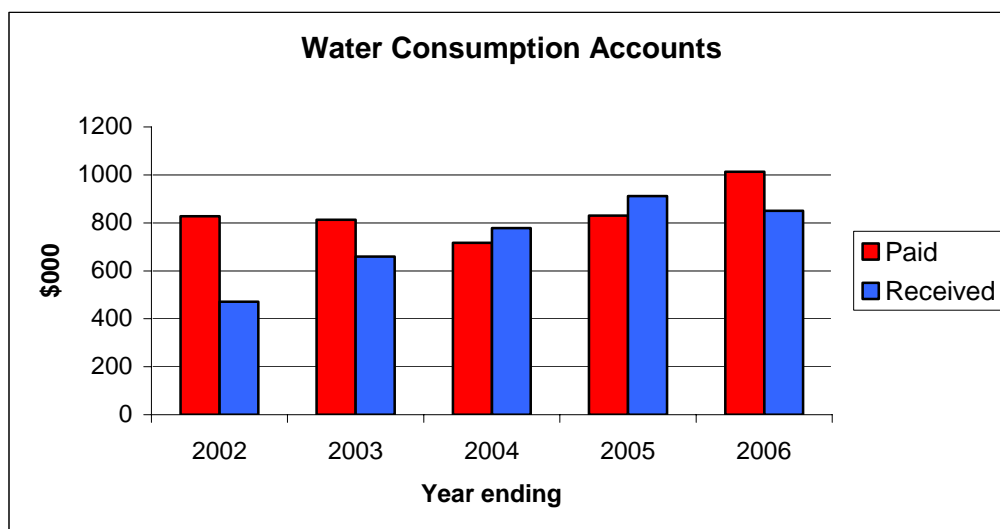
The 2004-05 and 2005-06 payments were affected by a change in the payment method, with the Water Corporation paid monthly in arrears in 2004-05 instead of weekly. This meant that the last two months' payments to Water Corporation were not due until 2005-06, thus reducing the amount paid in 2004-05 and increasing the amount in 2005-06.

Major Debtors ...

GEHA's major debtors are the government departments using GEHA's services. Rents are invoiced monthly in advance. More than \$71 million was received in 2005-06.

Debt Management ...

In recent years, GEHA has progressively improved its debt collection procedures.



In 2005-06, a further review of debt recovery procedures was undertaken, resulting in a more formalised, exhaustive process. At the conclusion of this process, debts deemed to be uncollectible for all practicable purposes are referred to the GEHA Board for write-off.

Sales and Leasing

Sales

This year, the Authority exceeded its target for the disposal of surplus properties by selling five vacant lots and 49 dwellings worth \$6.6 million. In accordance with the Strategic Plan, revenue from sales is directed into the Capital Works Program.

The forecast sales of surplus properties for 2006-07 will remain at similar levels to this financial year, with a target of 50 sales and a total value of approximately \$5 million. However, the sales and leasing team has set an additional sales target of a further 50 properties to be sold under GEHA's proposed Strategy to Replace Ageing Assets (Asset Plan 2006-11). The implementation of this plan will accelerate improvements to the amenity of properties for government employees by replacing older properties with new accommodation and leases.

Under the Tenant in Occupation sales program, a total of four tenant sales were approved in the 2005-06 year, valued at \$0.75 million. Tenant sales go through a stringent process before approval.

The combined sales target for the 2006-07 financial year will be the disposal of 54 properties worth approximately \$5.5 million (this includes four Tenant in Occupation sales estimated at \$0.5 million).

Leasing

While GEHA endeavours to satisfy most requests for accommodation from its own housing stock, the Authority cannot meet all the requirements for additional accommodation without the assistance of the private market.

As a result, GEHA either leases existing properties that meet its requirements, or encourages property developers and local governments to develop new housing to lease to the Authority.

There was a net increase of 57 leased properties in 2005-06, resulting in a total of 1 650 leased properties Statewide at 30 June 2006. To meet future demand for the 2006-07, the Authority anticipates a net increase in the vicinity of 70 leases.

Safe as Houses

While the *Safe as Houses* initiative was not promoted as vigorously as in previous years, local councils and private investors continued to show interest in constructing properties and leasing them to GEHA on a long-term basis.

Under the *Safe as Houses* initiative, the Authority has established effective partnerships with local governments, property investors and developers across the State to construct housing that meets GEHA's design specifications.

This program supplements GEHA's Capital Works Program by accelerating the replacement of older housing stock and improving the amenity of accommodation for government employees.

By offering long-term leases and competitive rent structures based on the Cost Recovery Rent model, the Authority has attracted investment and increased available housing in a number of areas, particularly in 'non-market' towns where property investment is not normally viable.

Increase in Leases

There was a net increase of 57 leased properties in 2005-06, resulting in a total of 1 650 leased properties Statewide.

Long-term Leases ...

Local councils and private investors continued to show interest in constructing properties and leasing them to GEHA on a long-term basis.

During 2005-06, the following housing was provided under the *Safe as Houses* initiative:

Table 3: Summary of housing under *Safe as Houses* initiative

| Location | Units of Accommodation | Type of Accommodation |
|-------------------------------------|------------------------|--|
| Bridgetown | 1 | 4-bedroom Semi-Detached (SD) dwelling |
| Bruce Rock (Shire of Bruce Rock) | 1 | 4-bedroom SD dwelling |
| Esperance | 1 | 4-bedroom SD dwelling |
| Hopetoun* | 3 | 1 x 3-bedroom SD dwelling and 2 x 4-bedroom SD dwellings |
| Karratha | 5 | 4-bedroom SD dwellings |
| Kununurra | 3 | 4-bedroom SD dwellings |
| Trayning (Shire of Trayning)* | 1 | 4-bedroom SD dwelling |
| Wyalkatchem (Shire of Wyalkatchem)* | 2 | 2 x 4-bedroom SD dwellings |
| Wyndham | 1 | 3-bedroom SD dwelling |
| Broome | 2 | 2 x 4-bedroom SD dwellings |
| Cue | 1 | 4-bedroom SD dwelling (purchase of existing property) |
| Geraldton | 2 | 2 x 4-bedroom SD dwellings |
| Halls Creek | 1 | 3-bedroom SD dwelling |
| Merredin* | 1 | 4-bedroom SD dwelling |
| Onslow | 1 | 4-bedroom SD dwelling |
| Total | 26 | |

* Properties currently under construction.

Table 4: Sales

| Sale type | 2003-04 | | 2004-05 | | 2005-06 | |
|--------------------|-----------|--------------|-----------|--------------|-----------|---------------|
| | Number | Value \$m | Number | Value \$m | Number | Value \$m |
| Tenant sales | 1 | 0.155 | 4 | 0.756 | 4 | 0.7547 |
| Surplus properties | 52 | 4.632 | 49 | 6.153 | 45 | 5.7867 |
| Sub Total | 53 | 4.787 | 53 | 6.909 | 49 | 6.5414 |
| Vacant land | 4 | 0.090 | 29 | 0.864 | 5 | 0.0508 |
| Total sales | 57 | 4.877 | 82 | 7.773 | 54 | 6.5922 |

Table 5: Leasing

| | 2003-04 | 2004-05 | 2005-06 |
|---|---------|---------|---------|
| Number of leases as at 1 July | 1 459 | 1 525 | 1 593 |
| Number of leases signed in financial year | 189 | 194 | 185 |
| Number of leases terminated | 123 | 126 | 128 |
| Number of leases as at 30 June | 1 525 | 1 593 | 1 650 |

Rents

GEHA charges departments either a market rent or a cost recovery rent. The departments in turn charge their employees a subsidised rental based upon the Cabinet-endorsed Tenant Rent Setting Framework. The framework is audited by GEHA and administered by agencies.

A licensed property valuer provides GEHA with a property market report listing the rents for properties in viable rental market locations where GEHA provides accommodation. This report is used to determine market rents for GEHA. Of the 250 locations across WA where GEHA provides accommodation, 192 are regarded as unviable rental markets. In these locations, GEHA charges a cost recovery rent.

User Pays Pricing

The User Pays Pricing system, also known as cost recovery rent, was introduced on 1 July 2003. It is an arrangement where government departments pay the full cost of providing employee housing in non-market locations. The rent assessment considers factors such as the location of the accommodation, the age of the property, and its replacement cost.

The implementation of User Pays Pricing has encouraged private investors to provide lease accommodation to GEHA at competitive rents in non-market locations where previously this was not possible. It has also provided the Authority with an additional \$3.5 million, which is directed back into the Refurbishment Program.

Market Rent

The Authority continues to charge departments a market rent in towns where there is a viable local rental market. A licensed valuer visits GEHA properties in these towns on a rotating basis and provides an annual Independent Fair Market Rent Assessment of the rent to be charged for each property.

Regional Heritage

One of the strategic outcomes of the Government's 'Better Planning: Better Services' strategic framework for the WA public sector is to "conserve and restore natural and built heritage".

The Authority owns properties of heritage significance and properties that are listed on the State Register of Heritage Places. These include:

Geraldton Police Barracks

In 2004-05, the Authority completed the schedule of works and strata-titled the Geraldton Police Barracks in preparation for sale. In 2005-06, the building was sold to the Department of Housing and Works, and it will continue to provide apartment-style accommodation unique to the Mid West city.

Assessment of Forestry Cottages

GEHA is responsible for more than 80 forestry cottages, 30 of which are being assessed with a view to selling them. Following preparation of the Thematic History of Forestry Cottages (Stage I) in February 2004, a heritage consultant was appointed in October 2004 to undertake work on Stage II of the project – the Comparative Assessment of the Forestry Cottages. The history provides a framework for comparative analysis and was used to assist decision-making by the Heritage Council of Western Australia.

Rent Policy ...

Of the 250 locations across WA where GEHA provides accommodation, 192 are regarded as unviable rental markets. In these locations, GEHA charges a cost recovery rent.

User Pays Pricing ...

The implementation of User Pays Pricing has encouraged private investors to provide lease accommodation to GEHA at competitive rents in non-market locations where previously this was not possible.

Market Rent ...

The Authority continues to charge departments a market rent in towns where there is a viable local rental market.



Heritage house ...GEHA has preserved Warramboe House at Yalgoo, built from stones taken from the old Yalgoo Hotel.

As the majority of the cottages date from 1920s to the 1980s and are owned by the State, their disposal must comply with the State Government Heritage Property Disposal Process.

The Comparative Assessment was finished in October 2005 and the Heritage Council provided GEHA with a list of 31 properties that will require full heritage assessments prior to their disposal. Thirteen of these properties are located in the Jarrahdale Town Site and Heritage Park and four cottages have been included in the Nannup Timber Mill Precinct. Full heritage assessments were prepared for two cottages in Kirup. The Heritage Council believes these cottages warrant consideration for interim registration and possible entry in the State Register of Heritage Places.

The remaining forestry cottages will be listed on GEHA's sales program for future disposal.

Wooroloo Heritage Precinct

GEHA is working with the Department of Corrective Services and a heritage architect on the development of a Memorandum of Understanding between the Heritage Council of Western Australia, GEHA and the Department of Corrective Services for the Wooroloo Heritage Precinct (formerly Wooroloo Sanatorium), where GEHA still manages 10 properties.

New Initiatives

Data Link between GEHA and Department of Education and Training

The Department of Education and Training (DET) is GEHA's largest user of accommodation. A major computer initiative implemented in late 2005 aims to better manage properties and inter-agency communication. GEHA and DET have arranged a direct link between their computer systems to enable a daily transfer of property and occupant information. This allows the systems to be automatically updated, whereas previously this was done manually.

The daily data transfer has significantly improved communication between GEHA and DET and their sub-tenants. It has resulted in quicker notification of property occupations and vacancies.

Preparation for Christmas Changeover

GEHA traditionally sees a steady 80-120 new tenant occupations across the State, every month, for 10 months of the year.

However, this figure soars in the first two months of the year, and each year there are more new tenant occupations in January and February than there are for the preceding six months.

During the 2005-06 Christmas and New Year changeover period, GEHA managed this surge in tenant movements – predominantly teachers – by appointing extra staff in 10 of its 16 offices, thereby easing the stress for staff and clients alike. This is a challenging time of the year for GEHA regional staff and managers, with the difficulty of retaining experienced officers another challenge to be faced.



663 CALM Complex Northcliffe

Better Computer Communication ...

The computerised daily data transfer has significantly improved communication between GEHA and DET and their sub-tenants. It has resulted in quicker notification of property occupations and vacancies.

Beating the Christmas Crush ...

In January and February each year, GEHA has more new tenant movements (that is, people moving out and moving in) than for the whole of the preceding six months. Extra officers are appointed during this period to manage this surge in tenant movements and lessen stress for all parties involved.

However, the Authority believes it can further improve services during the seasonal rush over the next Christmas and New Year period with actions currently underway.

GEHA has set up a new organisational structure to provide local management and extra resources to its offices in Kalgoorlie, Karratha and Hedland. The position of GEHA Manager Pilbara was filled in the late 2005, with this officer responsible for coordinating services for GEHA's two Pilbara offices.

Three new Accommodation Manager positions have been approved for advertising, one for each of the GEHA regional offices in Karratha, Port Hedland and Kalgoorlie. These positions will be filled for a three-month trial period, with a view to making them permanent.

The Authority is also asking regional officers for an estimate of Christmas workloads earlier this year so that appointments can be made well in advance of the peak period and staff can be provided with more training.

In addition, GEHA believes that improving communications between its officers and client departments is critical if tenant enquiries are to be answered, house maintenance and cleaning organised, and inspections arranged. The new data link between GEHA and the Department of Education and Training is expected to help in this regard during this busy period.

GEHA makes every effort to ensure homes are cleaned and ready for occupation by new tenants, provided departments and tenants give sufficient notice of their intended movements.

Private Tenancy Management System

If a department temporarily or permanently hands back a GEHA-owned home, the property may be offered for lease on the private market. During the financial year, GEHA introduced changes to its property management system to improve the management of private tenants.

Permanently reverted properties are assessed against future requirements, and either retained or included in the surplus sales program.

Outlook

Large resource companies are dominating regional housing markets particularly in the Pilbara, Kimberley and elsewhere in a bid to accommodate their growing workforces. For several years, GEHA has leased accommodation from mining companies in some Pilbara locations. These companies are now requesting the return of the properties to house their workers. Similarly, properties leased from other investors may be lost to mining companies who are prepared to pay above-market rents.

There is a shortage of skilled contractors in the building industry and shortage of available land that is suitable for construction. In some cases, these issues impede GEHA's ability to provide a timely response to demands made by its client agencies.

Skills Shortage ...

There is a shortage of skilled contractors in the building industry and shortage of available land that is suitable for construction. In some cases, these issues impede GEHA's ability to provide a timely response to demands made by its client agencies.

Our People

The Government Employees' Housing Authority had 37 staff as at 30 June 2006. The following table indicates staff numbers:

Table 6: Full-Time Equivalent Staff Positions (FTEs)

| Employee category | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 |
|----------------------|-----------|-------------|-----------|-----------|-----------|
| Permanent full-time | 29 | 27 | 29 | 28 | 36 |
| Permanent part-time | 1 | 0 | 0 | 0 | 0 |
| Fixed Term full-time | 2 | 1 | 4 | 7 | 1 |
| Fixed Term part-time | 2 | 1.5 | 0 | 1 | 0 |
| Total FTEs | 34 | 29.5 | 33 | 36 | 37 |

Staff Recruitment and Training

GEHA employs 37 staff, located in Perth, Karratha, South Hedland and Kalgoorlie.

The Department of Housing and Works administers all staffing arrangements and provides support in ensuring compliance with the *Equal Opportunity Act 1984*, the *Public Sector Management Act 1994* and other relevant Acts.

Equal Employment Opportunity Outcomes – Training

Continuing through 2005 and the first half of 2006, the internal training program has had a strong emphasis on equal opportunity issues. During 2005, 16 general awareness sessions were presented – and four of these formed the second day of the Department's Orientation Program for new employees. Nine of the sessions were held at GEHA's Head Office for existing staff, and seven were presented throughout the regions for new and existing staff. Contact Officer refresher training continues to be held each year, with another successful session held in September 2005.

In the first half of 2006, the Department renewed its commitment to ensuring that all staff participated in EEO training. Thus, additional sessions were introduced in the metropolitan area following implementation of the original program. In order to meet the high turnover of staff in regional areas, sessions are planned for country branches.

Regional Training Seminar

GEHA held its annual regional training seminar in mid-April 2006 in its Head Office at the Old Shenton Park Hotel. Twenty-four staff from 17 regional offices attended the two-day seminar – some from as far as Esperance and Kununurra.

Department of Housing and Works officers gave presentations involving information technology, property inspection, and contract and risk management. A senior consultant from the Corruption Prevention, Education and Research arm of the Corruption and Crime Commission also provided information on strategies to minimise the risks of fraud, misconduct and corruption.

Indigenous Employment (Trainee Program)

In August 2005, GEHA took on a trainee under the Indigenous Traineeship Program of the Department of Housing and Works.

During her eight months with GEHA, the student gained various skills in general office procedures, as well as knowledge of specific GEHA computer programs and business functions involving property management and leasing. After spending time at GEHA's Head Office in Perth, the student transferred to a regional office and to assist the GEHA Accommodation Manager with administrative duties for the rest of her traineeship.

Workers Compensation

The safety and health of employees continues to be a significant priority for GEHA via the Department of Housing and Works Occupational Safety and Health set-up.

GEHA had input to the Department of Housing and Works dedicated Occupational Safety and Health intranet site that provides employees with online access to emergency contacts, information and policies.

GEHA's initiatives during the year included:

- Development of a Site Emergency Management Plan for GEHA offices at the Old Shenton Park Hotel, which outlines evacuation procedures for the offices in the event of an emergency. A similar plan was developed for the Shenton Village, which adjoins GEHA's offices.
- Training was conducted for GEHA's four fire wardens and this was followed by a joint GEHA/Shenton Village/Eat Café fire drill.
- Four of GEHA's officers obtained their senior first aid certificates.
- A GEHA safety representative was elected.

Workers Compensation and Injury Management

There were no workers compensation claims for the 2005-06 financial year.

Industrial Relations

There were no industrial matters during the year leading employees to stop work.

As at 30 June 2006, 29 employees were employed under Industrial Agreements, with eight employees employed under individual Statutory Contracts of Employment (derived from the abolition of Workplace Agreements).

Public Sector Standards

The Human Resources branch of the Department of Housing and Works administers all staffing arrangements for GEHA. The Department is responsible for helping GEHA comply with the Public Sector Standards in Human Resource Management.

GEHA follows all procedures developed by the Department, based on equal opportunity principles, to ensure compliance with regard to



On the up ...GEHA Staff (officers from the Perth Office and Area Managers from Kalgoorlie, Hedland and Karratha)

human resource policies and procedures in the areas of recruitment, selection and training.

Code of Ethics and Code of Conduct

The Western Australian Public Sector Code of Ethics and the Code of Conduct of the Department of Housing and Works are available to all GEHA employees via the Department's intranet. Information on both is also provided via the Department's online induction system and at the Department's induction course.

Telling the story of GEHA and its staff

The history of GEHA over its 42-year life is really the story of the people who were involved in building the organisation and the communities they served.

With that in mind, GEHA appointed a University of WA honours student in 2005 to research and write a history of GEHA. The work, to be undertaken under the Cooperative Education for Enterprise Development (CEED) program, will be published in 2007.

The story of GEHA will be a social history that will document the evolution of government employee housing in Western Australia. It is expected to focus on the people, places, communities, and types of housing provided by GEHA and reflect the wider story of Western Australia's dramatic growth over the past four decades.

Overview

The following section outlines the management and oversight structure of the Government Employees' Housing Authority, with details on:

- The GEHA Board
- The organisational structure
- Internal Audit
- Risk Management
- Corruption Prevention

It also includes the following disclosures required under legislation or government policies and guidelines:

- Complaints Handling
- Sustainability
- Waste Paper Recycling
- Energy Smart Government Policy
- Contracts with Senior Officers
- Public Interest Disclosures
- Advertising and Marketing
- Major Capital Projects
- Information Statement
- Statement of Compliance with the *State Records Act 2000*

The following disclosures are contained in the final report for the Government Employees' Housing Authority:

- Disability Services Outcomes
- Cultural Diversity and Language Services
- Youth Outcomes
- Regional Development Policy

GOVERNANCE

The Government Employees' Housing Authority Board

The Minister for Housing and Works appoints Board members under the *Government Employees' Housing Act 1964*. As a statutory authority, Board members are responsible for administering the Act and compliance under the *Financial Administration and Audit Act 1985*.

With the proclamation of the *Machinery of Government (Miscellaneous Amendments) Act 2006* on 1 July 2006, the Board of the Government Employees' Housing Authority ceased to be the governing authority.

COMPOSITION OF THE BOARD:

Helen Stewart – Chairperson

Former District Superintendent of Education

Helen Stewart has been Chairperson for the past 16 years. She has an extensive background in education and has undertaken post-graduate studies in psychological counselling. Now retired, Mrs Stewart has contributed to boards and committees in the community and Government.

Assistant Commissioner Murray Lampard APM

Western Australian Police

Murray Lampard provides executive leadership and management to regional Western Australia, an area of more than 2.6 million square

kilometres, which is geographically the largest single policing region in the world. His qualifications are at Masters and Diploma level in business, management, executive leadership, investigations and policing. He is an executive graduate and visiting fellow of the Australian Institute of Police Management, Manly NSW, and an Associate of the Sellenger Centre, Edith Cowan University.

David Kelly**State School Teachers' Union of Western Australia**

David Kelly is the General Secretary of the State School Teachers' Union of WA and Secretary of the Australian Teachers' Union (WA). His qualifications in education include the trade sector, primary, special education and career counselling, as well as qualifications in labour and industrial relations.

Kenneth See**Western Australian Police Union of Workers**

Ken See has been General Manager or Secretary for the WA Police Union of Workers since April 1997, following an extended career with Westrail. His current position incorporates the statutory role of Secretary required under the WA Industrial Relations Act.

Ken Smith**Department of Treasury and Finance**

Ken Smith has been employed by the Department of Treasury and Finance since January 1989. He is currently Assistant Director in Agency Resources with responsibility for a range of agencies, notably Justice and those in the Housing and Works portfolio. He brings to the GEHA Board an extensive knowledge of government operations and regulations and a substantial network of agency contacts.

Bob Thomas**Department of Housing and Works**

Bob Thomas joined Homeswest in 1966 and has extensive experience in public housing, particularly in regional operations, community housing and property/tenancy management. He was appointed General Manager Housing and Facilities Management in July 1999, and was Acting Director General of the Department of Housing and Works from January 2005 until March 2006. He is currently the General Manager of Housing Development Services with a broad portfolio that includes government employees' housing.

Kimbley Ward**Department of Education and Training**

Kim Ward is the Director, Staffing, for the Department of Education and Training. He has more than 20 years' experience in education, the majority in educational leadership positions involving change management; policy development, review and implementation; strategic planning; human resource management and establishing organisation-wide processes.

Toni Walkington**Civil Service Association of Western Australia**

Toni Walkington took up the elected office of Branch Assistant Secretary of the Civil Service Association in 1996. She was elected to the position of Branch Secretary in October 2001. She has served as the union's Chief Industrial Officer and has worked with the Equal Opportunity Commission.

DEPUTY MEMBERS**Bevan Beaver****Department of Housing and Works**

Bevan Beaver joined the State Housing Commission in February 1966. He has extensive experience in public housing and a wide understanding of rental housing, home ownership activities, and corporate matters. He was appointed Director Corporate Services in 1993, and in 1999 became Executive Director Business Strategies. Mr Beaver currently holds the position of General Manager Housing Management Services of the Department of Housing and Works.

Brendon Hewson**Civil Service Association of Western Australia**

Brendon Hewson is the President of the Community and Public Sector Union/Civil Service Association (CPSU/CSA). He is a public servant, having joined the former Department of Conservation and Environment in 1983. Mr Hewson has an extensive scientific background based on applied analytical procedures in industry, and more than 40 years' leadership experience. He is also a serving member of the Public Service Appeal Board at the WA Industrial Relations Commission.

Ian Thomas**WA Police**

Mr Thomas joined the WA Police in 1976 and has served in a variety of positions including District Officer of Police in the Pilbara, and the Principal of the WA Police Academy. He has qualifications in policing and business management, is studying for a Graduate Certificate in Indigenous Studies, and has been a serving member of the Australian Army Reserve since 1978. Mr Thomas's current position is Coordinator Regional WA Police.



LEFT: the GEHA Board ... Ken See, Snr Sgt Darryl Gaunt (representing Assistant Commissioner Murray Lampard), Bevan Beaver, Ken Smith, Kim Ward (l-r, back); Brendon Hewson, Helen Stewart – Chairperson, Trevor Clarey – Director (l-r, front). Absent Board Members are Assistant Commissioner Murray Lampard, David Kelly, Bob Thomas and Toni Walkington.

Board Meetings

Eleven (11) Board meetings were held in 2005-06.

| Board Member | Number of meetings attended |
|---|-----------------------------|
| Mrs H Stewart | 10 |
| Mr D Kelly | 3 |
| Mr M Lampard | - |
| Mr K See | 10 |
| Mr K Smith | 7 |
| Mr B Thomas | 4 |
| Ms T Walkington | - |
| Mr K Ward | 8 |
| Mr B Beaver (representing Mr Thomas) | 5 |
| Mr B Hewson (representing Ms Walkington) | 9 |
| Mr I Thomas (representing Mr Lampard) | 6 |
| Mr J Ballantyne (representing Mr Lampard) | 1 |
| Mr D Gaunt (representing Mr Lampard) | 1 |
| Mr C Donaldson (representing Mr Lampard) | 1 |
| Ms M White (representing Mr Kelly) | 2 |
| Ms G Farr (representing Mr Ward) | 1 |

The Board Chairperson received a gross annual fee of \$15 350. Other Board members did not receive remuneration for their services.

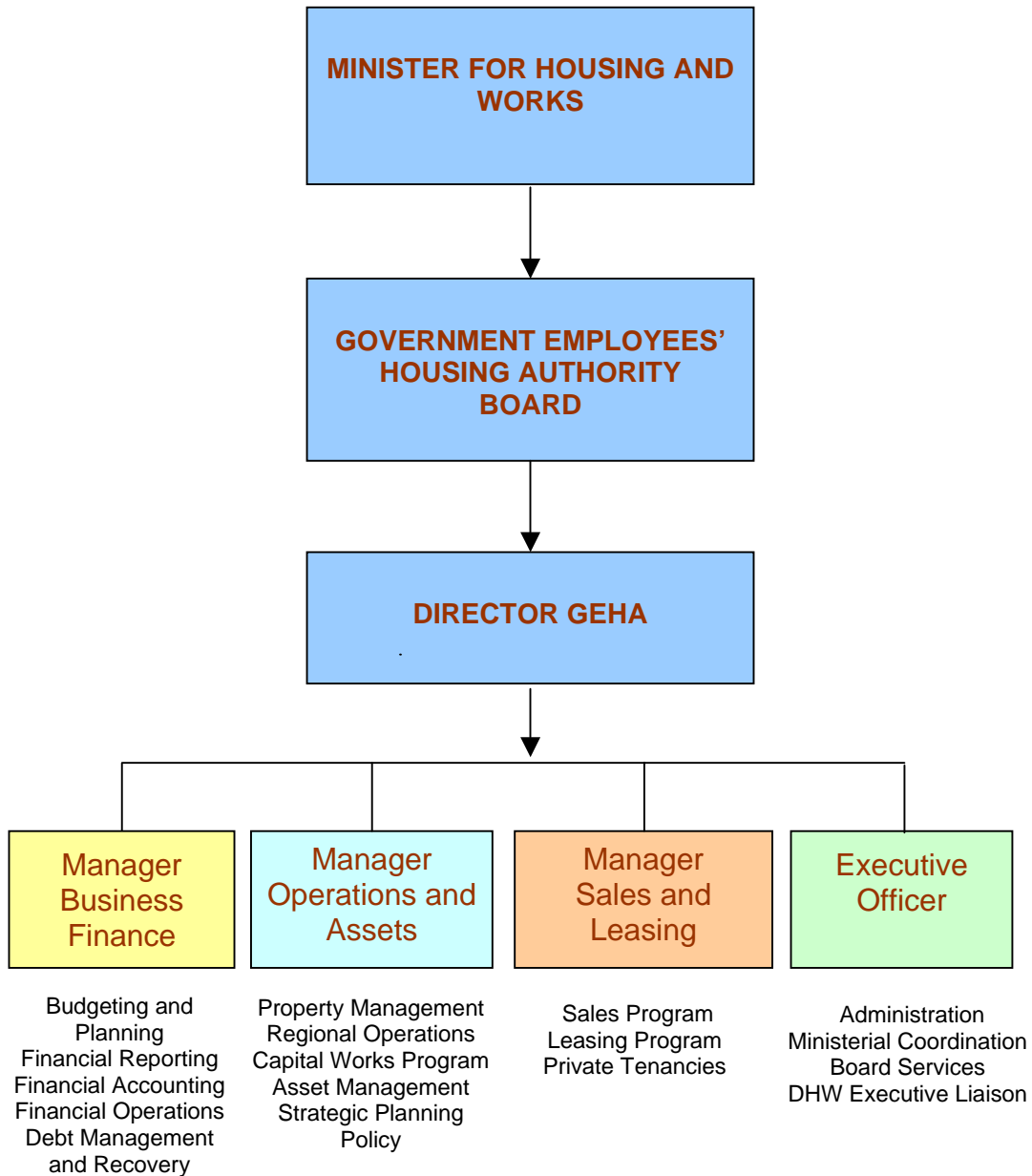
Disclosure of Pecuniary Interests

The Code of Conduct of the Australian Institute of Company Directors governs all Board members with respect to possible conflicts of interest.

No declarations of interest were made in relation to senior officers or Authority members.

Organisational Structure

Up until 30 June 2006, the Government Employees' Housing Authority reported to the Minister for Housing and Works through the Board as shown in the organisational structure below. From 1 July 2006, GEHA became a part of the newly created Housing Authority and began reporting to the Minister through the Chief Executive Officer of the Authority (who is also Acting Director General of the Department of Housing and Works).



Internal Audit

As required by the *Financial Administration and Audit Act 1985*, an independent audit of GEHA's operations was carried out during the year. GEHA uses the services of accounting firm Ernst and Young, retained under a contract managed by the Department of Housing and Works as part of the Machinery of Government reforms.

Risk Management

The Authority has a number of arrangements in place to manage risk. These are used to identify, analyse, evaluate and formulate plans for all risks.

Corruption Prevention

The Department of Housing and Works has established appropriate reporting procedures for detecting fraud, corruption and misconduct. Prevention forms part of the Authority's risk management activities and follows the strategies and guidelines outlined in the risk management policy prepared by the Department of Housing and Works. The Risk Management Policy incorporates strategies to minimise the risk of fraud, misconduct and corruption and includes policy and guidelines for:

- information access
- information security – access controls
- fraud and corruption
- staff induction
- gifts and benefits
- segregation of duties in relation to payments and other internal controls.

These policies and guidelines – together with audits of contractors, internal audit operations and the stringent controls on financial payments – have increased the level of awareness of GEHA officers in the areas of potential fraud, corruption and misconduct.

Complaints Handling

In August 2004, the Department of Premier and Cabinet launched a whole-of-government complaints handling policy. This requires all government agencies to have a complaints management system conforming to the Australian Standard on Complaints Handling (AS4269-1995).

The Government Employees' Housing Authority follows the complaints handling policy and registration process of the Department of Housing and Works.

Three of GEHA's officers attended training conducted by DHW on complaints handling and feedback.

Sustainability

GEHA acts in accordance with the State Housing Commission's Sustainability Code of Practice. The Commission has drawn up an action plan to implement the necessary actions to conform with the State Sustainability Strategy. The Commission's action plan will be implemented over three years from 1 January 2005 to 31 December 2007. The full plan can be downloaded from the Department of Premier and Cabinet's website at www.sustainability.dpc.wa.gov.au

Energy-efficient Split-system Air Conditioning

In 2004-05, the State Government allocated a one-off \$2 million grant to GEHA to replace outdated ducted air conditioners with modern, energy-efficient split-system air conditioning units in homes owned by GEHA in the Pilbara.

The Authority installed 138 units in seven towns during 2004-05, with the remaining 26 units installed this financial year.

Waste Paper Recycling

The Authority uses Paper Recycling Industries for waste paper removal. The common use arrangement is for the removal of office waster paper and cardboard for recycling. The contractor is able to collect all grades of paper and cardboard. The collection and destruction of confidential materials is not included in this contract because there is generally a cost involved.

Energy Smart Government Policy

The Authority adopts Department of Housing and Works targets for energy efficiency. In accordance with the Energy Smart Government Policy, the Department is committed to achieving a 12 per cent reduction in non-transport related energy use by 2006-07.

Public Interest Disclosure – *Public Interest Disclosure Act 2003*

The Acting Director General of the Department of Housing and Works has been appointed a Public Interest Disclosure Officer and internal procedures are available to employees via the Department's intranet. In addition, staff induction procedures include information on the *Public Interest Disclosure Act 2003* to raise awareness among new staff.

During 2005-06, no disclosures occurred under the Act.

Changes in written law and significant judicial decisions***Review of the Government Employees' Housing Act 1964***

It is expected that a review of the *Government Employees' Housing Act 1964* will be conducted in 2006-07 under section 30 of the GEHA Act or as part of the functional review of the Department of Housing and Works.

Machinery of Government (Miscellaneous Amendments) Act 2006

A Board of Management governed the Government Employees' Housing Authority until 30 June 2006. This structure changed on 1 July 2006 with the proclamation of the *Machinery of Government (Miscellaneous Amendments) Act 2006*. The Act, which is aimed at streamlining the number of government agencies, merged the Government Employees' Housing Authority with the State Housing Commission. The merged agency became the Housing Authority from 1 July 2006, and from that date it reports to the Acting Director General rather than a Board. And as part of that restructure, Government Employees' Housing operates as a business unit of the Department of Housing and Works.

Electoral Act disclosures

In accordance with the disclosure requirements of Section 175ZE of the *Electoral Act 1907*, the Authority incurred the following expenditure during 1 July 2005 to 30 June 2006:

Publications:

| Period | Project | Company | Cost (\$) |
|-----------------------|---|---|--------------|
| July 2005 | Strategic Plan 2005-08 | Printing Strategic Plan – Success Print | 675 |
| Oct.–Nov. 2005 | 2005 Occupant's Handbook | Design – Dessein Graphics Printing – Advance Press | 902 7 106 |
| July 2004 – Oct. 2005 | Comparative Assessment of Forestry Cottages in WA | Heritage & Conservation Professionals | 25 175 |
| February 2006 | Heritage assessments of two Kirup properties | Heritage & Conservation Professionals | 8 932 |

| Company | Period | Project | Cost (\$) |
|---------------------------------|--------|----------------|-----------|
| Advertising agencies | | Not applicable | Nil |
| Market research agencies | | Not applicable | Nil |
| Polling organisations | | Not applicable | Nil |
| Direct mail organisations | | Not applicable | Nil |
| Media advertising organisations | | Not applicable | Nil |

Information Statement

The Freedom of Information (FOI) unit of the Department of Housing and Works is responsible for administering the processing of FOI applications on behalf of the Authority under the *Freedom of Information Act 1992*. Through the Department's FOI unit, the Authority aims to make information available promptly, for the least possible cost. Wherever possible, documents will be provided outside the Freedom of Information process.

Freedom of Information applications, payments, correspondence and general inquiries may be directed to the Department's Freedom of Information unit, 99 Plain Street, East Perth, 6004

During the reporting period, no FOI applications relating to GEHA were received.

Statement of Compliance with State Records Act 2000

The Department of Housing and Works administers all aspects of record keeping on behalf of the GEHA, in compliance with the *State Records Act 2000*.

Summary of Evaluations Undertaken

No evaluations were undertaken by GEHA during 2005-06.

Disability Services Plan

The Authority is meeting the requirements of the Disability Services Plan of the Department of Housing and Works under the *Disability Services Act 1993*. This plan aims to ensure that people with disabilities have the same access and opportunities as others.

The Disability Services Plan includes provision for the ongoing review of departmental offices to ensure accessibility for staff and customers. These offices include regional premises.

Where required, the Authority provides modifications to homes to improve access for tenants with disabilities.

In 2005-06, the Authority undertook to enclose a patio for a family with a disabled child. An occupational therapist and consultant will assess what is involved and, depending on their recommendations, further modifications may be made.

Cultural Diversity and Language Services

GEHA observes the provisions of the Cultural Services Policy of the Department of Housing and Works. The Department's metropolitan offices have on-site interpreter services, including a telephone interpreter service available on an 'as needs' basis. Telephone interpreter services are also available to country regions and for customers with hearing impairments. GEHA is able to draw upon these resources to assist its own clients if this is required.

Youth Outcomes

Although the Authority has no direct relationships to regional youth programs, it provides support where possible. This has sometimes taken the form of work experience on GEHA accommodation projects, in conjunction with local schools and/or TAFE Colleges.

GEHA contributes in a practical way to the viability of two community programs for young people in the towns of Nullagine and Kambalda by providing support to the Nullagine and Kambalda Youth Centres. Both centres occupy old, surplus GEHA houses in return for a peppercorn rent. The Nullagine Youth Centre has been operating since 2002 and, in its first year, won a prestigious Community Service Industry Award for its achievements with young people. The Kambalda Youth Centre has been operating for three years. Both of these centres provide a safe haven for children to attend after school for leisure and play, and for learning essential life skills.

Regional Development Policy

GEHA supports regional development in all aspects of its operations and services. The Authority's key role is to provide and maintain housing stock to meet government department staff accommodation needs in the regions.

This role is essential to the recruitment and retention of government employees who deliver services to regional Western Australia. The Authority also contributes to the economies of the regions through its purchasing and contracting activities, particularly in the areas of construction, maintenance and upgrades.

**AUDITOR GENERAL****INDEPENDENT AUDIT OPINION****To the Parliament of Western Australia****GOVERNMENT EMPLOYEES' HOUSING AUTHORITY
FINANCIAL STATEMENTS AND PERFORMANCE INDICATORS
FOR THE YEAR ENDED 30 JUNE 2006****Audit Opinion**

In my opinion,

- (i) the financial statements are based on proper accounts and present fairly the financial position of the Government Employees' Housing Authority at 30 June 2006 and its financial performance and cash flows for the year ended on that date. They are in accordance with applicable Accounting Standards and other mandatory professional reporting requirements in Australia and the Treasurer's Instructions;
- (ii) the controls exercised by the Authority provide reasonable assurance that the receipt, expenditure and investment of moneys, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with legislative provisions; and
- (iii) the key effectiveness and efficiency performance indicators of the Authority are relevant and appropriate to help users assess the Authority's performance and fairly represent the indicated performance for the year ended 30 June 2006.

Scope***The Authority's Role***

The Authority is responsible for keeping proper accounts and maintaining adequate systems of internal control, for preparing the financial statements and performance indicators, and complying with the Financial Administration and Audit Act 1985 (the Act) and other relevant written law.

The financial statements consist of the Income Statement, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement, and the Notes to the Financial Statements.

The performance indicators consist of key indicators of effectiveness and efficiency.

The Reporting Officer's Role

Pursuant to section 298 of the Machinery of Government (Miscellaneous Amendments) Act 2006 the Authority ceased to exist as a separate entity on 1 July 2006. The Treasurer appointed a Reporting Officer under section 70A of the Act who was responsible for preparing and submitting the final financial statements and performance indicators of the Authority.

**Government Employees' Housing Authority
Financial Statements and Performance Indicators for the Year Ended 30 June 2006**

Summary of my Role

As required by the Act, I have independently audited the accounts, financial statements and performance indicators to express an opinion on the financial statements, controls and performance indicators. This was done by testing selected samples of the evidence. Further information on my audit approach is provided in my audit practice statement. Refer "<http://www.audit.wa.gov.au/pubs/Audit-Practice-Statement.pdf>".

An audit does not guarantee that every amount and disclosure in the financial statements and performance indicators is error free. The term "reasonable assurance" recognises that an audit does not examine all evidence and every transaction. However, my audit procedures should identify errors or omissions significant enough to adversely affect the decisions of users of the financial statements and performance indicators.



JOHN DOYLE
ACTING AUDITOR GENERAL
11 September 2006

Key Performance Indicators

OUTCOME:

GEHA has one outcome, which is the provision of housing in country areas for government employees to facilitate the operation of government services.

EFFECTIVENESS INDICATOR

The extent to which the Government Employees’ Housing Authority is responsive to the provision of housing to meet the needs of eligible Western Australian Government employees.

This indicator measures the Authority’s capacity to respond to demand as expressed by departments’ requests for accommodation. This is calculated by dividing the supply, or allocation of stock at the end of the year, by the demand for accommodation (in the form of requests from departments for accommodation) and allocation of stock at the start of the year. This is an indicator of the Authority’s capacity to respond to demand for housing assistance for Western Australian Government employees.

The supply ratio indicates GEHA’s level of success in providing accommodation in response to the demand from departments.

Although the amount of properties supplied increased, the ratio of supply to demand has decreased slightly in 2006. This is a result of a strong increase in demand, particularly in the Pilbara, created by the mining boom. The departments that increased demand are the Western Australian Police, the Department of Conservation and Land Management and the Department of Justice.

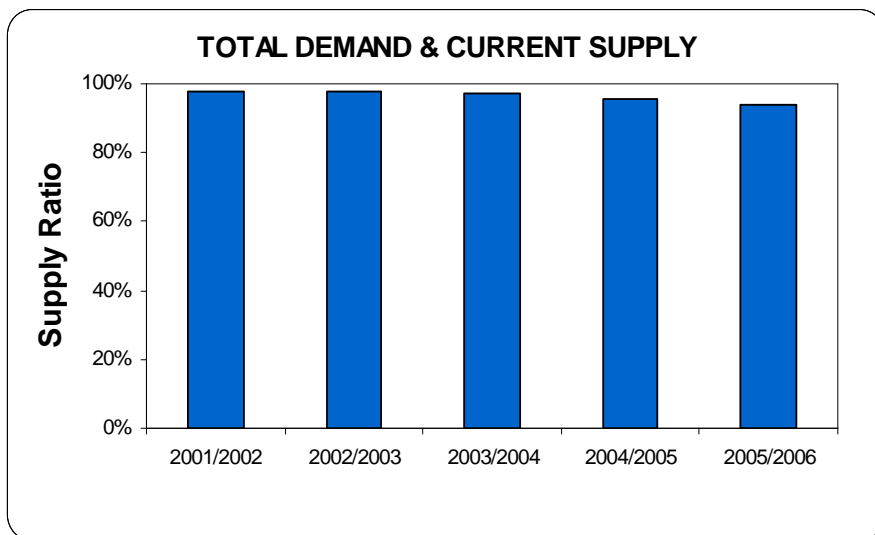


Table 7: Demand and Supply for Properties

| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 |
|--------|---------|---------|---------|---------|---------|
| Demand | 4 237 | 4 244 | 4 262 | 4 399 | 4 550 |
| Supply | 4 148 | 4 140 | 4 156 | 4 197 | 4 261 |
| Ratio | 98% | 98% | 98% | 95% | 94% |

EFFICIENCY INDICATOR

Operating Cost per property

This indicator measures the cost efficiency of the provision of GEHA housing. It is calculated by dividing the total cost of output by the total number of properties at the end of the year. Expenditure incurred before 2005-06 is CPI adjusted to 2006 values.

The chart and table below indicate that operating costs have remained relatively stable across the last five years. The operating cost per property for the 2005-06 financial year decreased in comparison to the previous year. This was caused by unusually high expenditure on maintenance and improvements in the previous year, 2004-05, as a result of the \$2 million grant to replace air conditioning systems in the Pilbara region.

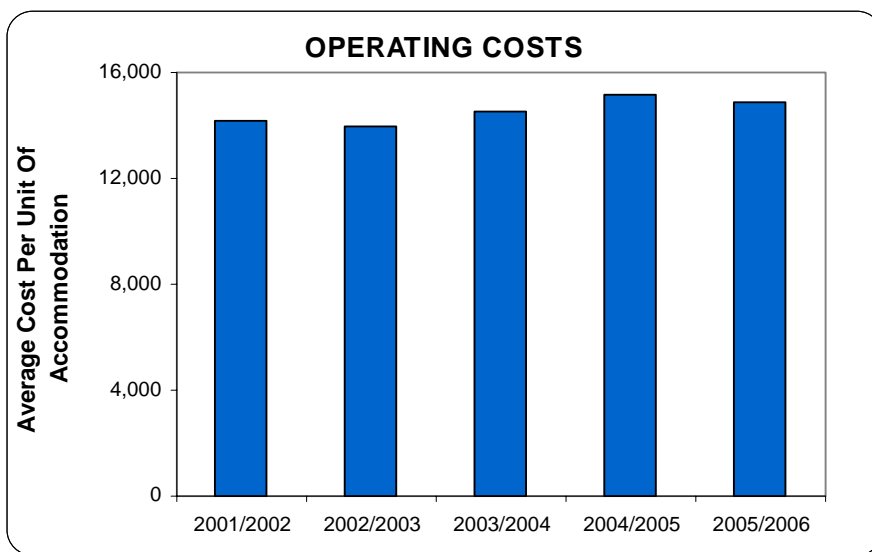


Table 8: Operating Cost Per Unit of Accommodation

| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 |
|--------------|----------|----------|----------|----------|----------|
| Average Cost | \$14 169 | \$13 974 | \$14 526 | \$15 139 | \$14 865 |

**GOVERNMENT EMPLOYEES' HOUSING AUTHORITY
CERTIFICATION OF PERFORMANCE INDICATORS
FOR THE YEAR ENDED 30 JUNE 2006**

I hereby certify that the performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Government Employees' Housing Authority's performance, and fairly represent the performance of the Government Employees' Housing Authority for the financial year ended 30 June 2006.



**K J Toop
Reporting Officer**

4 September 2006

**GOVERNMENT EMPLOYEES' HOUSING AUTHORITY
CERTIFICATION OF FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

The accompanying financial statements of the Government Employees' Housing Authority have been prepared in compliance with the provisions of the Financial Administration and Audit Act 1985 from proper accounts and records to present fairly the financial transactions for the financial year ending 30 June 2006 and the financial position as at 30 June 2006.

At the date of signing I am not aware of any circumstances, which would render any particulars included in the financial statements misleading or inaccurate.



**K J Toop
Reporting Officer**

4 September 2006

FINANCIAL STATEMENTS

Government Employees' Housing Authority
Income Statement
for the year ended 30 June 2006

| | NOTE | 2006 \$000 | 2005 \$000 |
|--|------|---------------|---------------|
| INCOME | | | |
| <i>Revenue</i> | | | |
| Rental Revenue | | 71,416 | 67,501 |
| Interest revenue | | 615 | 691 |
| Other revenue | 4 | 255 | 289 |
| Gains | | | |
| Gains on disposal of non-current assets | 5 | 1,496 | 494 |
| Total Income | | <u>73,782</u> | <u>68,975</u> |
| EXPENSES | | | |
| Employee benefits expense | 1 | 2,322 | 1,946 |
| Supplies and services | 11 | 2,665 | 2,443 |
| Rental Expenses | 12 | 49,547 | 47,686 |
| Depreciation expense | 13 | 5,049 | 4,640 |
| Finance costs | 1 | 6,753 | 7,904 |
| Accommodation expenses | 1 | 124 | 310 |
| Other expenses | 1 | 298 | 267 |
| Total expenses | | <u>66,758</u> | <u>65,196</u> |
| Profit before grants and subsidies from State Government | | 7,024 | 3,779 |
| Grants and Subsidies from State Government | 1 | - | 2,000 |
| Profit/(Loss) for the period | | <u>7,024</u> | <u>5,779</u> |

The Income Statement should be read in conjunction with the accompanying notes.

**Government Employees' Housing Authority
Balance Sheet
as at 30 June 2006**

| | NOTE | 2006 \$000 | 2005 \$000 |
|--|------|----------------|----------------|
| ASSETS | | | |
| Current Assets | | | |
| Cash and cash equivalents | 22 | 11,181 | 12,678 |
| Receivables | 14 | 5,407 | 4,739 |
| Non-current assets classified as held for sale | 15 | 114 | 259 |
| Total Current Assets | | 16,702 | 17,676 |
| Non-Current Assets | | | |
| Property, plant and equipment | 16 | 325,462 | 290,793 |
| Total Non-Current Assets | | 325,462 | 290,793 |
| TOTAL ASSETS | | 342,164 | 308,469 |
| LIABILITIES | | | |
| Current Liabilities | | | |
| Payables | 18 | 2,459 | 2,875 |
| Borrowings | 19 | 9,270 | 7,731 |
| Provisions | 20 | 414 | 230 |
| Total Current Liabilities | | 12,143 | 10,836 |
| Non-Current Liabilities | | | |
| Borrowings | 19 | 90,756 | 101,249 |
| Provisions | 20 | 130 | 180 |
| Total Non-Current Liabilities | | 90,886 | 101,429 |
| Total Liabilities | | 103,029 | 112,265 |
| NET ASSETS | | 239,135 | 196,204 |
| EQUITY | | | |
| | 21 | | |
| Reserves | | 213,242 | 177,335 |
| Retained earnings | | 25,893 | 18,869 |
| TOTAL EQUITY | | 239,135 | 196,204 |

The Balance Sheet should be read in conjunction with the accompanying notes.

**Government Employees' Housing Authority
Statement of Changes in Equity
for the year ended 30 June 2006**

| | NOTE | 2006 \$'000 | 2005 \$'000 |
|--|------|----------------|----------------|
| Balance of equity at start of period | 31 | 196,204 | 179,736 |
| RESERVES | 21 | | |
| Asset Revaluation Reserve | | | |
| Balance at start of period | | 177,335 | 166,646 |
| Gains/(losses) from asset revaluation | | 35,907 | 10,689 |
| Balance at end of period | | <u>213,242</u> | <u>177,335</u> |
| RETAINED EARNINGS | 21 | | |
| Balance at start of period | | 18,869 | 13,090 |
| Profit/(loss) for the period | | <u>7,024</u> | <u>5,779</u> |
| Balance at end of period | | <u>25,893</u> | <u>18,869</u> |
| Balance of equity at end of period | | <u>239,135</u> | <u>196,204</u> |
| Total income and expense for the period ^(a) | | 42,931 | 16,468 |

(a) The aggregate net amount attributable to each category of equity is: profit \$7,024,000 plus gains from asset revaluation of \$35,907,000 (2005: profit \$5,779,000 plus gains from asset revaluation of \$10,689,000)

The Statement of Changes in Equity should be read in conjunction with the accompanying notes.

**Government Employees' Housing Authority
Cash Flow Statement
for the year ended 30 June 2006**

| | NOTE | 2006 \$000 | 2005 \$000 |
|---|------|---------------|---------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| Receipts | | | |
| Rental Income | | 71,971 | 68,215 |
| Interest Received | | 506 | 739 |
| Other receipts | | 1,170 | 1,186 |
| GST receipts on sales | | 5 | 33 |
| Payments | | | |
| Employee benefits | | (2,209) | (2,032) |
| Supplies and services | | (2,729) | (2,442) |
| Rental property payments | | (51,112) | (48,766) |
| Finance costs | | (7,334) | (8,115) |
| Accommodation | | (123) | (310) |
| GST payments on purchases | | (90) | (91) |
| GST payments to taxation authority | | (380) | (448) |
| Other payments | | (145) | (67) |
| Net cash provided by operating activities | 22 | 9,530 | 7,902 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| Proceeds from sale of non-current physical assets | | 7,269 | 6,472 |
| Purchase of non-current physical assets | | (9,330) | (15,416) |
| Net cash (used in) investing activities | | (2,061) | (8,944) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| Repayment of borrowings | | (8,966) | (7,456) |
| Net cash provided by/(used in) financing activities | | (8,966) | (7,456) |
| CASH FLOWS FROM STATE GOVERNMENT | | | |
| Grants and subsidies | | - | 2,000 |
| Net cash provided by State Government | | - | 2,000 |
| Net Increase/(decrease) in cash and cash equivalents | | (1,497) | (6,498) |
| Cash and cash equivalents at the beginning of period | | 12,678 | 19,176 |
| CASH AND CASH EQUIVALENTS AT THE END OF PERIOD | 22 | 11,181 | 12,678 |

Cash Flow Statement should be read in conjunction with the accompanying notes.

**Government Employees' Housing Authority
Notes to the Financial Statements
for the year ended June 30, 2006**

1. First time adoption of Australian equivalents to International Financial Reporting Standards

This is the Authority's first published financial statements prepared under Australian equivalents to International Financial Reporting Standards (AIFRS).

Accounting Standard AASB 1 'First-time Adoption of Australian Equivalents to International Financial Reporting Standards' has been applied in preparing these financial statements. Until 30 June 2005, the financial statements of the Authority had been prepared under the previous Australian Generally Accepted Accounting Principles (AGAAP).

The Australian Accounting Standards Board (AASB) adopted the Standards of the International Accounting Standards Board (IASB) for application to reporting periods beginning on or after 1 January 2005 by issuing AIFRS which comprise a Framework for the Preparation and Presentation of Financial Statements, Accounting Standards and the Urgent Issue Group (UIG) Interpretations.

In accordance with the option provided by AASB 1 paragraph 36A and exercised by Treasurer's Instruction 1106 'Transition to Australian equivalents to International Financial Reporting Standards', financial instrument information prepared under AASB 132 and AASB 139 will apply from 1 July 2005 and consequently comparative information for financial instruments is presented on the previous AGAAP basis. All other comparative information is prepared under the AIFRS basis.

Early adoption of standards

The Authority cannot early adopt an Australian Accounting Standard or UIG Interpretation unless specifically permitted by TI 1101 'Application of Australian Accounting Standards and Other Pronouncements'. This TI requires the early adoption of revised AASB 119 'Employee Benefits' as issued in December 2004, AASB 2004-3 'Amendments to Australian Accounting Standards', AASB 2005-3 'Amendments to Australian Accounting Standards [AASB 119]', AASB 2005-4 'Amendments to Australian Accounting Standard [AASB 139, AASB 132, AASB 1, AASB 1023 & AASB 1038]' and AASB 2005-6 'Amendments to Australian Accounting Standards [AASB 3]' to the annual reporting period beginning 1 July 2005. AASB 2005-4 amends AASB 139 'Financial Instruments: Recognition and Measurement' so that the ability to designate financial assets and financial liabilities at fair value is restricted. AASB 2005-6 excludes business combinations involving common control from the scope of AASB 3 'Business Combinations'.

Reconciliations explaining the transition to AIFRS as at 1 July 2004 and 30 June 2005 are provided at note 31 'Reconciliations explaining the transition to AIFRS'.

2. Summary of significant accounting policies

(a) General Statement

The financial statements constitute a general purpose financial report which has been prepared in accordance with the Australian Accounting Standards, the Framework, Statements of Accounting Concepts and other authoritative pronouncements of the Australian Accounting Standards Board as applied by the Treasurer's Instructions. Several of these are modified by the Treasurer's Instructions to vary application, disclosure, format and wording.

The Financial Administration and Audit Act and the Treasurer's Instructions are legislative provisions governing the preparation of financial statements and take

precedence over the Accounting Standards, the Framework, Statements of Accounting Concepts and other authoritative pronouncements of the Australian Accounting Standards Board.

Where modification is required and has a material or significant financial effect upon the reported results, details of that modification and the resulting financial effect are disclosed in the notes to the financial statements.

(b) Basis of Preparation

The financial statements have been prepared on the accrual basis of accounting using the historical cost convention, modified by the revaluation of land and buildings, which have been measured at fair value.

The accounting policies adopted in the preparation of the financial statements have been consistently applied throughout all periods presented unless otherwise stated.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000).

(c) Property, Plant and Equipment

Capitalisation/Expensing of assets

Items of property, plant and equipment and infrastructure costing over \$1,000 are recognised as assets and the cost of utilising assets is expensed (depreciated) over their useful lives. Items of property, plant and equipment costing less than \$1,000 are expensed in the year of acquisition (other than where they form part of a group of similar items which are significant in total)

The cost of non-current assets constructed by the Authority includes the cost of all materials used in construction, direct labour costs incurred on the project during construction and an appropriate proportion of overheads.

Initial Recognition and measurement

All items of property, plant and equipment are initially recognised at cost.

For items of property, plant and equipment acquired at no cost or for nominal cost, the cost is their fair value at the date of acquisition.

Subsequent measurement

After recognition as an asset, the Authority uses the revaluation model for the measurement of land and buildings and the cost model for plant and equipment. Land and buildings are carried at fair value less accumulated depreciation on buildings and accumulated impairment losses. All other items of plant and equipment are carried at cost less accumulated depreciation and accumulated impairment losses.

Additions to non-current physical assets since valuation are measured at cost and are considered to represent fair value. Properties less than one year old are measured at construction cost, which is considered to represent fair value, plus land at fair value.

Where market evidence is available, the fair value of land and buildings is determined on the basis of current market buying values determined by reference to recent market transactions. Where market evidence is not available, the fair value of land and buildings is determined on the basis of existing use. This normally applies where buildings are specialised or where land use is restricted. Fair value for existing use assets is determined by reference to the cost of replacing the remaining future economic benefits embodied in the asset, i.e. the depreciated replacement cost. The revaluation of land and buildings is an independent valuation provided on an annual basis by the Department of Land Information (Valuation Services).

When buildings are revalued, the accumulated depreciation is eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount.

Rental Properties represent the properties acquired or constructed for government employees' housing, under the Government Employees' Housing Act.

Freehold land consists primarily of the improved lots but also includes both broad hectare and developed, unimproved lots held for the future needs of the rental properties construction programme.

Other Properties Includes offices and commercial properties which are owned or are leased from various organizations and individuals.

Depreciation

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of their future economic benefits.

Depreciation is calculated on a straight-line basis, using rates, which are reviewed annually. The costs of leasehold improvements to or on Shire Council leased properties are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter.

Major depreciation rates are:

| | 2006 | 2005 |
|-------------------------------|-----------|-----------|
| Buildings | 2% | 2% |
| Office and computer equipment | 10% - 36% | 10% - 36% |

(d) Buildings under construction

The Authority constructs housing for the requirements of its rental programme. Buildings under construction relates to dwellings at various stages of completion. These are recorded at cost, which includes all costs directly related to specific constructions plus capitalised administration charges as they are progressively incurred in connection with these activities. Upon completion the costs are transferred to the Rental Properties asset category.

(e) Receivables

Receivables are recognised and carried at original invoice amount less any provision for uncollectible amounts. The collectability of receivables is reviewed on an ongoing basis and any receivables identified as uncollectible are written-off. The provision for uncollectible amounts (doubtful debts) is raised when there is objective evidence that the Authority will not be able to collect its debts. The carrying amount is equivalent to fair value. See note 24 'Financial Instruments' and note 13 'Receivables'.

(f) Non-Current Assets Held For Sale

Non-current assets are classified as assets held for sale if their carrying amount is to be recovered principally through a sale transaction rather than through continuing use, the asset is available for immediate sale and the sale is highly probable. Non-current assets held for sale are recognised at the lower of carrying amount and fair value less costs to sell and are presented separately in the Balance Sheet. These assets are not depreciated or amortised while they are classified as held for sale.

(g) Impairment of Assets

Property, plant and equipment are tested for any indication of impairment at each reporting date. Where there is an indication of impairment, the recoverable amount is estimated. Where the recoverable amount is less than the carrying amount, the asset is written down to the recoverable amount and an impairment loss is recognised. As the Authority is a not-for-profit entity, unless an asset has been identified as a surplus asset, the recoverable amount is the higher of an asset's fair value less costs to sell and depreciated replacement cost.

The risk of impairment is generally limited to circumstances where an asset's depreciation is materially understated or where the replacement cost is falling. Each relevant class of assets is reviewed annually to verify that the accumulated depreciation/amortisation reflects the level of consumption or expiration of asset's future economic benefits and to evaluate any impairment risk from falling replacement costs.

The recoverable amount of assets identified as surplus assets is the fair value less costs to sell. Surplus assets carried at fair value have no risk of material impairment where fair value is determined by reference to market evidence.

(h) Payables

Payables are recognised when the Authority becomes obliged to make future payments as a result of a purchase of assets or services at the amounts payable. The carrying amount is equivalent to fair value, as they are generally settled within 30 days. See note 24 'Financial Instruments and note 15 'Payables'.

(i) Borrowings

All loans are initially recognised at cost, being the fair value of the net proceeds received. Subsequent measurement is at amortised cost using the effective interest rate method. See note 27 'Financial Instruments' and note 17 'Borrowings'.

(j) Income*Revenue*

Revenue is measured at the fair value of consideration received or receivable. Revenue is recognised for the major business activities as follows:

(i) Rental Revenue

Rents are charged based on the rental of equivalent properties in the private market. Where there is no equivalent, the rents are based on the cost of provision. Rental property revenue represents the rental revenue charges due from departments less vacancies. The revenue is recognised on an ongoing monthly basis over the period for which each property is allocated to a Government agency or private tenant.

(ii) Grants, donations, gifts and other non-reciprocal contributions

Revenue is recognised at fair value when the Authority obtains control over the assets comprising the contributions, usually when cash is received.

(iii) Interest

Revenue is recognised as the interest accrues.

Gains

Gains may be realised or unrealised and are usually recognised on a net basis. These include gains arising on the disposal of non-current assets.

(k) Provisions

Provisions are liabilities of uncertain timing and amount. The Authority only recognises a provision where there is a present legal, equitable or constructive obligation as a result of a past event and when the outflow of economic benefits is probable and can be measured reliably. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

(i) Employee benefits*Annual Leave and Long Service Leave*

The liability for annual and long service leave expected to be settled within 12 months after the end of the reporting date is recognised and measured at the undiscounted amounts expected to be paid when the liabilities are settled. Annual and long service leave expected to be settled more than 12 months after the end of the reporting date is measured at the present value of amounts expected to be paid when the liabilities are settled. Leave liabilities are in respect of services provided by employees up to the reporting date.

When assessing expected future payments consideration is given to expected future wage and salary levels including non-salary components such as employer superannuation contributions. In addition, the long service leave liability also considers the experience of employee departures and periods of service.

The expected future payments are discounted to present value using market yields at the reporting date on national government bonds with terms to maturity that match, as closely as possible, the estimated future cash outflows.

All annual leave and unconditional long service leave provisions are classified as current liabilities as the Authority does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Superannuation

The Government Employees Superannuation Board (GESB) administers the following superannuation schemes.

Employees may contribute to the Pension Scheme, a defined benefit pension scheme now closed to new members, or to the Gold State Superannuation (GSS) Scheme, a defined benefit lump sum scheme also closed to new members. Employees who are not members of either of these schemes become non-contributory members of the West State Superannuation (WSS) Scheme, an accumulation scheme. The Authority contributes to this accumulation scheme in compliance with the Commonwealth Government's *Superannuation Guarantee (Administration) Act 1992*.

The Pension Scheme and the pre-transfer benefit for employees who transferred to the GSS Scheme are defined benefit schemes. The State Housing Commission, the employing entity for the staff assigned to the Authority, has retained any liabilities pertaining under these schemes.

The GSS Scheme and the WSS Scheme, where the current service superannuation charge is paid by the Authority to the GESB, are defined contribution schemes. The liabilities for current service superannuation charges under the GSS Scheme and WSS Scheme are extinguished by the concurrent payment of employer contributions to the GESB.

(ii) Provisions – Other

Employment On-Costs

Employment on-costs, comprising [payroll tax](#), are not employee benefits and are recognised as liabilities and expenses when the employment to which they relate has occurred. Employment on-costs are not included as part of the Authority's 'Employee benefits expense' and the related liability is included in Employment on-costs provision. (See notes 6 and 20).

The State Housing Commission, the employing entity for the staff assigned to the Authority, has retained responsibility for Workers' Compensation Insurance and does not pass on this expense to the Authority. Therefore the Authority's provisions do not include allowance for Workers' Compensation Insurance.

(l) Superannuation Expense

The superannuation expense of the defined contribution plans is recognised as and when the employer contributions fall due.

See also note 2(k)(i) 'Provisions – Employee Benefits' under Superannuation.

(m) Accrued Salaries

Accrued salaries represent the amount due to staff but unpaid at the end of the financial year, as the end of the last pay period for that financial year does not coincide with the end of the financial year. The Authority considers the carrying amount approximates net fair value.

(n) Borrowing costs

Borrowing costs are expensed when incurred and represent the total finance costs in the Income Statement.

(o) Leases

The Authority has entered into a number of operating lease arrangements for buildings where the lessors effectively retain all of the risks and benefits incident to ownership of the items held under the operating leases. Equal instalments of the lease payments are charged to the Income Statement over the lease term, as this is representative of the pattern of benefits to be derived from the leased property.

(p) Rental expenses

Expenses incurred relating to owned or leased properties are accounted for in the Supplies and Services line of the Income Statement. These expenses include maintenance, rates, insurance expenses, lease property rental expenses, and renovations and improvements.

(q) Financial Instruments

The Authority has two categories of financial instrument:

- loans and receivables (includes cash and cash equivalents, receivables);and
- on-trading financial liabilities (payables and borrowings).

Initial recognition and measurement is at fair value. The transaction cost or face value is equivalent to the fair value. Subsequent measurement is at amortised cost using the effective interest method.

The fair value of short-term receivables and payables is the transaction cost or the face value because there is no interest rate applicable and subsequent measurement is not required as the effect of discounting is not material.

(r) Comparative Figures

Comparative figures have been restated on the AIFRS basis except for financial instruments information, which has been prepared under the previous AGAAP Accounting Standard AAS 33 as permitted by AASB 1 paragraph 36A. The transition date to AIFRS for financial instruments was 1 July 2005 in accordance with AASB 1 paragraph 36A and Treasurer's Instruction 1101.

(s) Cash and Cash Equivalents

For the purpose of the Cash Flow Statement, cash and cash equivalents comprise cash on hand and short-term deposits with original maturities of three months or less that are readily convertible to a known amount of cash and which are subject to insignificant risk of changes in value.

3. Future impact of Australian Accounting Standards not yet operative

The Authority cannot early adopt an Australian Accounting Standard or UIG Interpretation unless specifically permitted by TI 1101 'Application of Australian Accounting Standards and Other Pronouncements'. As referred to in Note 1, TI 1101 has only mandated the early adoption of revised AASB 119, AASB 2004-3, AASB 2005-3, AASB 2005-4 and AASB 2005-6. Consequently, the Authority has not applied the following Australian Accounting Standards and UIG Interpretations that have been issued but are not yet effective.

- a. AASB 7 'Financial Instruments: Disclosures' (including consequential amendments in AASB 2005-10 'Amendments to Australian Accounting Standards [AASB 132, AASB 101, AASB 114, AASB 117, AASB 133, AASB 139, AASB 1, AASB 4, AASB 1023 & AASB 1038]'). This Standard requires new disclosures in relation to financial instruments. The Standard is required to be applied to annual reporting periods beginning on or after 1 January 2007. The Standard is considered to result in increased disclosures of an entity's risks, enhanced disclosure about components of a financial position and performance, and changes to the way of presenting financial statements, but otherwise there is no financial impact.
- b. AASB 2005-9 'Amendments to Australian Accounting Standards [AASB 4, AASB 1023, AASB 139 & AASB 132]' (Financial guarantee contracts). The amendment deals with the treatment of financial guarantee contracts, credit insurance contracts, letters of credit or credit derivative default contracts as either an "insurance contract" under AASB 4 'Insurance Contracts' or as a "financial guarantee contract" under AASB 139 'Financial Instruments: Recognition and Measurement'. The Authority does not undertake these types of transactions resulting in no financial impact when the Standard is first applied. The Standard is required to be applied to annual reporting periods beginning on or after 1 January 2006.
- c. UIG Interpretation 4 'Determining whether an Arrangement Contains a Lease'. This Interpretation deals with arrangements that comprise a transaction or a series of linked transactions that may not involve a legal form of a lease but by their nature are deemed to be leases for the purposes of applying AASB 117 'Leases'. At reporting date, the Authority has not entered into any arrangements as specified in the Interpretation resulting in no impact when the Interpretation is first applied. The Interpretation is required to be applied to annual reporting periods beginning on or after 1 January 2006.

The following amendments are not applicable to the Authority, as they will have no impact:

| AASB Amendment | Affected Standards |
|----------------|--|
| 2005-1 | AASB 139 (<i>Cash flow hedge accounting of forecast intragroup transactions</i>) |
| 2005-5 | Amendments to Australian Accounting Standards [AASB 1 & AASB 139] |
| 2006-1 | AASB 121 (<i>Net investment in foreign operations</i>) |
| UIG 5 | 'Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds'. |
| UIG 6 | 'Liabilities arising from Participating in a Specific Market – Waste Electrical and Electronic Equipment'. |
| UIG 7 | 'Applying the Restatement Approach under AASB 129 Financial Reporting in hyperinflationary Economies'. |
| UIG 8 | 'Scope of AASB 2' |
| UIG 9 | 'Reassessment of Embedded Derivatives' |

4. Other revenue

| | 2006 \$000 | 2005 \$000 |
|--|---------------|---------------|
| Decrease in Impairment provision for receivables | 168 | 246 |
| Miscellaneous revenue | 87 | 43 |
| Total other revenue | 255 | 289 |

5. Net gain/(loss) on disposal of non-current assets

| | 2006 \$000 | 2005 \$000 |
|---|---------------|---------------|
| <u>Costs of Disposal of Non-Current Assets</u> | | |
| Land | - | 1,205 |
| Rental properties | 5,682 | 5,268 |
| <u>Proceeds from Disposal of Non-Current Assets</u> | | |
| Rental furniture | 14 | 13 |
| Land | - | 930 |
| Rental properties | 7,164 | 6,024 |
| Net gain/(loss) | 1,496 | 494 |

6. Employee benefits expense

| | 2006 \$000 | 2005 \$000 |
|--|---------------|---------------|
| Wages and salaries | 2,028 | 1,811 |
| Superannuation | 189 | 167 |
| Annual & long service leave ^(a) | 105 | (32) |
| | 2,322 | 1,946 |

(a) Includes a superannuation contribution component

Employment on-costs such as payroll tax are included at note 11 'Other expenses'. The employment on-costs liability is included at note 18 'Provisions'.

7. Supplies and services

| | 2006 | 2005 |
|---|--------------|--------------|
| | \$000 | \$000 |
| Other staff costs ^(a) | 166 | 144 |
| Board expenses | 17 | 13 |
| Commissions and fees | 9 | 16 |
| Communications | 32 | 32 |
| Consumable supplies | 53 | 56 |
| Motor vehicles | 28 | 18 |
| Services and contracts ^(b) | 248 | 213 |
| Other administration costs ^(c) | 2,112 | 1,951 |
| | 2,665 | 2,443 |

- (a) Other staff costs include staff travel, training and Fringe Benefits Tax expense.
- (b) Services and Contracts expense includes payments made for external consultancy services, internal audit services, and temporary staff.
- (c) Other administration costs predominantly relate to payments made to the Department of Housing & Works for computing and corporate services, but also includes insurance premiums and miscellaneous costs.
- (d) In the previous year's annual statements, Remuneration of Auditor was included in Supplies and Services. It has been moved to other expenses for 2006 and the 2005 comparatives have been restated accordingly.

8. Rental Expenses

| | 2006 | 2005 |
|---------------------------------|---------------|---------------|
| | \$000 | \$000 |
| Maintenance expenses | 8,856 | 8,184 |
| Adjustment for tenant liability | (99) | 46 |
| Net maintenance | 8,757 | 8,230 |
| Furniture and fittings | 884 | 993 |
| General expenses | 523 | 916 |
| Insurance expenses | 1,057 | 955 |
| Rates expenses | 3,995 | 3,732 |
| Renovations and improvements | 5,995 | 6,091 |
| Leased properties expenses | 28,336 | 26,769 |
| | 49,547 | 47,686 |

The State Housing Commission (SHC) is the Authority's parent organization under the Machinery of Government provisions. Prior to 2004/05, the tenant liability amount was shown under other income, but in line with SHC procedure, is now shown as an adjustment to maintenance expenditure.

9. Depreciation

| | 2006 | 2005 |
|-------------------------------|--------------|--------------|
| | \$000 | \$000 |
| Buildings – residential | 5,031 | 4,626 |
| Furniture & Office Properties | 3 | 3 |
| Office equipment | 13 | 8 |
| Computer equipment | 2 | 3 |
| | 5,049 | 4,640 |

10. Finance costs

| | 2006 | 2005 |
|---|--------------|--------------|
| | \$000 | \$000 |
| Interest to: | | |
| Western Australian Treasury Corporation | 6,753 | 7,903 |
| Others | - | 1 |
| | 6,753 | 7,904 |

11. Accommodation expenses

| | 2006 | 2005 |
|-----------------|--------------|--------------|
| | \$000 | \$000 |
| Office rental | 106 | 308 |
| Office cleaning | 18 | 2 |
| | 124 | 310 |

12. Other expenses

| | 2006 | 2005 |
|--|--------------|--------------|
| | \$000 | \$000 |
| Employment on-costs ^(a) | 111 | 67 |
| Write-down of assets classified as available for sale ^(b) | 89 | 132 |
| Vacant land expenses ^(c) | 63 | 38 |
| Other | 35 | 30 |
| | 298 | 267 |

(a) This is payroll tax. The on-costs liability associated with the recognition of annual and long service leave liability is included at note 20 'Provisions'. Superannuation contributions accrued as part of the provision for leave are employee benefits and are not included in employee on-costs.

(b) Non-current assets available for sale measured at lower of carrying amount and fair value less selling costs.

(c) In the corresponding note to the 2004/05 Statements this line was shown as "Vacant land revaluation decrement". During 2004/05 (and prior years) vacant land holding costs were capitalized. At the end of that year the vacant land assets were moved from cost to fair value. From 2005/06 related holding costs have been expensed.

13. Grants and subsidies from State Government

| | 2006 | 2005 |
|--|--------------|--------------|
| | \$000 | \$000 |
| Appropriation – Air conditioner replacements | - | 2,000 |
| | - | 2,000 |

This was a once-off payment from Government in 2004/05 to replace older air conditioner units in the Pilbara.

14. Receivables

| | 2006 | 2005 |
|---|--------------|--------------|
| | \$000 | \$000 |
| Current | | |
| Trade debtors | 438 | 268 |
| Bonds paid on private leases | 2,170 | 2,005 |
| Prepayments of lease rentals | 2,399 | 2,290 |
| Property sales | 2 | 1 |
| | 5,009 | 4,564 |
| Other debtors | 448 | 446 |
| Allowance for impairment of receivables | (50) | (271) |
| | 398 | 175 |
| | 5,407 | 4,739 |

Impairment allowance is only raised on 'Other debtors', as for the other categories of receivables the risk of non-collectibility is minimal.

15. Non-current assets classified as held for sale

| | 2006 | 2005 |
|--|--------------|--------------|
| | \$000 | \$000 |
| <u>Opening balance</u> | | |
| Freehold land | - | 8 |
| Rental properties | 270 | 738 |
| Less write-down to fair value less selling costs | (11) | (31) |
| | 259 | 715 |
| <u>Assets reclassified as held for sale</u> | | |
| Rental properties at fair value | 2,647 | 3,587 |
| Less write-down to fair value less selling costs | (89) | (132) |
| | 2,558 | 3,455 |
| <u>Total assets classified as held for sale</u> | | |
| Freehold land | - | 8 |
| Rental properties | 2,917 | 4,325 |
| Less write-down to fair value less selling costs | (100) | (163) |
| | 2,817 | 4,170 |
| <u>Less assets sold</u> | | |
| Freehold land | | 8 |
| Rental properties | 2,797 | 4,055 |
| Less write-down to fair value less selling costs | (94) | (152) |
| | 2,703 | 3,911 |
| <u>Closing balance</u> | | |
| Freehold land | - | - |
| Rental properties | 120 | 270 |
| Write-down to fair value less selling costs | (6) | (11) |
| | 114 | 259 |

16. Property, plant and equipment

| | 2006 | 2005 |
|--|----------------|----------------|
| | \$000 | \$000 |
| Freehold land at Fair Value ^(a) | 3,432 | 2,513 |
| | <u>3,432</u> | <u>2,513</u> |
| Rental Properties at Fair Value ^(a) | | |
| Land | 76,357 | 65,180 |
| Improvements | 246,898 | 221,588 |
| Accumulated depreciation | (5,238) | (4,531) |
| | <u>318,017</u> | <u>282,237</u> |
| Leasehold improvements | | |
| At cost | 52 | 68 |
| Accumulated depreciation | (48) | (63) |
| | <u>4</u> | <u>5</u> |
| Commercial properties | | |
| At fair value | 247 | 239 |
| Accumulated depreciation | (3) | (3) |
| | <u>244</u> | <u>236</u> |
| Office and computer equipment | | |
| At cost | 578 | 603 |
| Accumulated depreciation | (474) | (483) |
| | <u>104</u> | <u>120</u> |
| Buildings under construction | | |
| Construction costs | 3,661 | 5,682 |
| | <u>325,462</u> | <u>290,793</u> |

(a) Freehold land and buildings were revalued as at 1 July 2005 by the Department of Land Information (Valuation Services). The valuations were performed during the year ended 30 June 2005 and recognised at 30 June 2006. The fair value of all land and buildings has been determined by reference to recent market transactions. Refer Note 2(c) 'Property, Plant and Equipment'.

Reconciliations

Reconciliations of the carrying amounts of property, plant and equipment at the beginning and end of the reporting period are set out below.

| 2006 | Freehold land | Rental Properties | Leasehold Improvements | Commercial Properties | Office & Computer Equipment | Buildings Under Construction | TOTAL |
|----------------------------------|--------------------------|------------------------------|-----------------------------------|----------------------------------|--|---|--------------|
| | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 |
| Carrying amount at start of year | 2,513 | 282,237 | 5 | 236 | 120 | 5,682 | 290,793 |
| Additions | 930 | 1,478 | | | | 7,029 | 9,437 |
| Disposals | - | (2,979) | | | | | (2,979) |
| Transfers | (264) | 9,314 | | | | (9,050) | - |
| Classified as held for sale | | (2,647) | | | | | (2,647) |
| Revaluation Increments | 253 | 35,643 | | 11 | | | 35,907 |
| Depreciation | | (5,029) | (1) | (3) | (16) | | (5,049) |
| Carrying amount at end of year | 3,432 | 318,017 | 4 | 244 | 104 | 3,661 | 325,462 |

| 2005 | Freehold land | Rental Properties | Leasehold Improvements | Commercial Properties | Office & Computer Equipment | Buildings Under Construction | TOTAL |
|----------------------------------|---------------|-------------------|------------------------|-----------------------|-----------------------------|------------------------------|---------|
| | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 |
| Carrying amount at start of year | 2,404 | 264,040 | 15 | 228 | 112 | 6,128 | 272,927 |
| Additions | 382 | 1,235 | | | 19 | 14,334 | 15,970 |
| Disposals | (1,204) | (1,357) | | | | - | (2,561) |
| Transfers ^(a) | 969 | 15,845 | | | | (14,780) | 2,034 |
| Classified as held for sale | | (3,588) | | | | | (3,588) |
| Revaluation Increments | (38) | 10,678 | | 11 | | | 10,651 |
| Depreciation | | (4,616) | (10) | (3) | (11) | | (4,640) |
| Carrying amount at end of year | 2,513 | 282,237 | 5 | 236 | 120 | 5,682 | 290,793 |

- (a) In 2004/05 vacant land lots previously classified as Current assets (inventory) was reclassified as Property, Plant and equipment. The value of this represents the balance shown in the total column of the transfers line.

17. Impairment of assets

There were no indications of impairment of Property, plant and equipment assets at 30 June 2006.

The Authority held no goodwill or intangible assets with an indefinite useful life during the reporting period and at reporting date there were no intangible assets not yet available for use.

All surplus assets at 30 June 2006 have been classified as non-current assets held for sale.

18. Payables

| | 2006 \$000 | 2005 \$000 |
|------------------|---------------|---------------|
| Current | | |
| Accrued Interest | 1,363 | 1,955 |
| Trade payables | 1,062 | 899 |
| GST Payable | 34 | 21 |
| | 2,459 | 2,875 |

19. Borrowings

| | 2006 \$000 | 2005 \$000 |
|---|---------------|---------------|
| Current | | |
| Western Australian Treasury Corporation | 9,270 | 7,731 |
| Non-current | | |
| Western Australian Treasury Corporation | 90,756 | 101,249 |

20. Provisions

| | 2006 | 2005 |
|--|--------------|--------------|
| | \$000 | \$000 |
| Current | | |
| Employee benefits provision | | |
| Annual Leave ^(a) | 165 | 144 |
| Long Service Leave ^(b) | 227 | 71 |
| | <u>392</u> | <u>216</u> |
| Other provisions | | |
| Employment on-costs^(c) | 22 | 14 |
| | <u>22</u> | <u>14</u> |
| | <u>414</u> | <u>230</u> |
| Non-current | | |
| Employee benefits provision | | |
| Long service leave ^(b) | 123 | 169 |
| | <u>123</u> | <u>169</u> |
| Other provisions | | |
| Employment on-costs^(c) | 7 | 11 |
| | <u>7</u> | <u>11</u> |
| | <u>130</u> | <u>180</u> |

- (a) Annual leave liabilities have been classified as current where there is no unconditional right to defer settlement for at least 12 months after the reporting date
- (b) Long service leave liabilities have been classified as current where there is no unconditional right to defer settlement for at least 12 months after the reporting date
- (c) The settlement of annual and long service leave liabilities gives rise to the payment of workers' compensation premiums and payroll tax. The provision is measured at the present value of expected future payments.

21. Equity

| | 2006 | 2005 |
|---|----------------|----------------|
| | \$000 | \$000 |
| Reserves | | |
| Asset revaluation reserve: | | |
| Balance at start of year | 177,335 | 166,646 |
| Net revaluation increments / (decrements) | | |
| Rental Properties | 35,643 | 10,689 |
| Vacant Land | 253 | |
| Commercial properties | 11 | |
| | <u>213,242</u> | <u>177,335</u> |
| Balance at end of year | | |
| | <u>213,242</u> | <u>177,335</u> |
| Retained earnings: | | |
| Balance at start of year | 18,869 | 13,090 |
| Result for the period | 7,024 | 5,779 |
| Balance at end of year | <u>25,893</u> | <u>18,869</u> |

22. Notes to the Cash Flow Statement

(a) Reconciliation of Cash

Cash at the end of the financial year as shown in the Cash Flow Statement is reconciled to the related items in the Balance Sheet as follows:

| | 2006 | 2005 |
|----------------------------------|---------------|---------------|
| | \$000 | \$000 |
| Cash and cash equivalents | 11,181 | 12,678 |

(b) Reconciliation of profit before grants to net cash flows provided by operating activities

| | 2006 | 2005 |
|--|--------------|--------------|
| | \$000 | \$000 |
| Profit before grants | 7,024 | 3,779 |
| Depreciation and amortisation expense | 5,049 | 4,640 |
| Land revaluation decrement | - | 38 |
| Provision for doubtful debts | (168) | (246) |
| Write down of non-current assets held for sale | 89 | 132 |
| Accrued interest expense | (581) | (211) |
| Net (gain) on sale of property, plant and equipment | (1,496) | (494) |
| (Increase)/Decrease in receivables | 728 | 1,014 |
| (Decrease) in payables | (1,115) | (750) |
| Net cash flows provided by operating activities | 9,530 | 7,902 |

23. Commitments for expenditure

(a) Capital expenditure commitments

| | 2006 | 2005 |
|---|---------------|--------------|
| | \$000 | \$000 |
| Capital expenditure commitments, being contracted capital expenditure additional to the amounts reported in the financial statements, are payable as follows: | | |
| Within 1 year | 13,512 | 4,105 |
| | 13,512 | 4,105 |
| The capital commitments include amounts for: | | |
| Buildings | 13,512 | 4,105 |

(b) Lease commitments

Commitments in relation to leases contracted for at the reporting date but not recognised as liabilities are payable as follows:

| | 2006 \$000 | 2005 \$000 |
|--|-----------------------------|-----------------------------|
| Within 1 year | 23,543 | 21,975 |
| Later than 1 year and not later than 5 years | 34,124 | 36,204 |
| Later than 5 years | 12,071 | 3,691 |
| | 69,738 | 61,870 |
| Representing: | | |
| Non-cancellable operating leases | 69,738 | 61,870 |

These commitments are all inclusive of GST.

24. Contingent liabilities

At the reporting date, the Authority had no contingent liabilities.

25. Events occurring after the balance sheet date

With effect from 1 July 2006, the net assets of \$239.135 million of the former Government Employees' Housing Authority were transferred to the Housing Authority.

Following the enactment of the Machinery of Government (Miscellaneous Amendments) Bill 2005 in the last week of June, from 1 July 2006 the Government Employees' Housing Authority (GEHA) and its accountable Authority ie the Board, was abolished.

The Bill created a new entity, the Housing Authority, which has assumed responsibility for all the assets and liabilities of the former GEHA, as well as those of the former State Housing Commission (SHC), which was abolished by the same Bill. The Accountable Authority for the Housing Authority is its Director General.

Therefore, this is the closing report on operations for the former GEHA. For 2006/07 and onwards, the financial reporting responsibility for activities conducted under the Government Employees' Housing Act 1964 will lie with the Housing Authority.

26. Explanatory Statement

This statement provides details of any significant variations between estimates and actual results for 2006 and between the actual results for 2005 and 2006.

Significant variations are considered to be those greater than 10% and \$500,000.

Significant variances between estimate and actual results for the financial year

There were no significant variances between estimate and actual results for the year.

Significant variations between actual and prior year actual – revenues and expenditures

| | 2006 \$000 | 2005 \$000 | Variance \$000 |
|---|-----------------------------|-----------------------------|---------------------------------|
| Rental Revenue | 71,419 | 67,501 | 3,915 |
| Gains on Disposal of non-current assets | 1,496 | 494 | 1,002 |
| Finance costs | 6,753 | 7,904 | (1,151) |

Rental revenue

Rental revenue is strongly influenced by market forces as the bulk of GEHA rentals are market based. Many rental markets have seen substantial increases in recent years, particularly in the mining communities. Rental levels are also influenced by the quality of the stock on offer. GEHA has been making considerable efforts to replace older housing with new stocks. Inevitably this also leads to higher market pricing.

Gains on Disposal of non-current assets

Property sales markets across the state have experienced 'boom' conditions throughout 2005/06, leading to higher than expected proceeds which in turn has increased the gain on book valuation.

Finance costs

In 2005/06 debt levels reduced due to principal repayments. In addition, the average interest rates applying to the debt fell, particularly on the long stock lines. Much of the Authority's current debt was obtained in the early 1990's when interest rates were considerably higher than today.

27. Financial Instruments**(a) Financial Risk Management Objectives and Policies**

Financial instruments held by the Authority are cash and cash equivalents, loans, and receivables and payables. The Authority has limited exposure to financial risks. The Authority's overall risk management program focuses on managing the risks identified below.

Credit risk

The bulk of the Authority's activity is the provision of rental properties to other government departments. Therefore the credit risks associated with this activity are minimal. In addition, receivable balances are monitored on an ongoing basis with the result that the Authority's exposure to bad debts is minimal. There are no significant concentrations of credit risk.

Liquidity risk

The Authority has appropriate procedures to manage cash flows by monitoring forecast cash flows to ensure that sufficient funds are available to meet its commitments.

Cash flow interest rate risk

The Authority's exposure to market risk for changes in interest rates relate primarily to the long-term debt obligations. The Authority's borrowings are all obtained through the Western Australian Treasury Corporation (WATC) and are at fixed rates with varying maturities. The risk is managed by WATC through portfolio diversification and variation in maturity dates. Otherwise, the Authority is not exposed to interest rate risk.

(b) Financial Instrument disclosures

Financial instrument information for the year ended 2005 has been prepared under the previous AGAAP Australian Accounting Standard AAS 33 'Presentation and Disclosure of Financial Instruments'. Financial Instrument information from 1 July 2005 for the year ended 2006 has been prepared under AASB 132 'Financial Instruments: Presentation' and AASB 139 'Financial Instruments: Recognition and Measurement'. However due to the nature of the Authority's financial instruments there is no practical difference.

(a) Interest Rate Risk Exposure

The following table details the Authority's exposure to interest rate risk as at the reporting date:

| | Weighted Average Effective Interest Rate % | Variable Interest Rate \$000 | Within 1 Year \$000 | Fixed Interest Rate Maturity | | | | | Non-Interest Bearing \$000 | Total \$000 |
|------------------------------|--|------------------------------|---------------------|------------------------------|--------------|--------------|--------------|-------------------|----------------------------|----------------|
| | | | | 1-2 Years | 2-3 Years | 3-4 Years | 4-5 Years | More than 5 Years | | |
| 2006 | | | | | | | | | | |
| Financial Assets | | | | | | | | | | |
| Cash and cash equivalents | 5.48 | 11,181 | - | - | - | - | - | - | - | 11,181 |
| Receivables | - | - | - | - | - | - | - | - | 5,407 | 5,407 |
| TOTAL | | 11,181 | - | - | - | - | - | - | 5,407 | 16,588 |
| Financial Liabilities | | | | | | | | | | |
| WATC | | | | | | | | | | |
| Borrowings | 6.19 | - | 38,449 | 9,805 | 9,805 | 9,805 | 9,633 | 22,529 | - | 100,026 |
| Payables | - | - | - | - | - | - | - | - | 2,459 | 2,459 |
| TOTAL | | | 38,449 | 9,805 | 9,805 | 9,805 | 9,633 | 22,529 | 2,459 | 102,485 |
| 2005 | | | | | | | | | | |
| Financial Assets | | | | | | | | | | |
| Cash and cash equivalents | 5.32 | 12,678 | - | - | - | - | - | - | - | 12,678 |
| Receivables | - | - | - | - | - | - | - | - | 4,739 | 4,739 |
| TOTAL | | 12,678 | - | - | - | - | - | - | 4,739 | 17,417 |
| Financial Liabilities | | | | | | | | | | |
| WATC | | | | | | | | | | |
| Borrowings | 6.57 | - | 42,499 | 9,805 | 9,805 | 9,805 | 9,805 | 27,261 | - | 108,980 |
| Payables | - | - | - | - | - | - | - | - | 2,875 | 2,875 |
| TOTAL | | | 42,499 | 9,805 | 9,805 | 9,805 | 9,805 | 27,261 | 2,875 | 111,855 |

(b) Net Fair Values

The carrying amount of financial assets and financial liabilities recorded in the financial statements are not materially different from their net fair values, determined in accordance with the accounting policies disclosed in note 2 to the financial statements, with the exception of the financial liabilities WATC borrowings as follows:

| WATC Borrowings | 2006 | 2005 |
|---|---------|---------|
| | \$000 | \$000 |
| Carrying Value in Statement of Financial Position as at 30 June | 100,026 | 108,980 |
| Net Fair Value | 102,555 | 113,276 |

The net fair value has been calculated using a discounted cash flow model based on a yield curve appropriate to the remaining term to maturity of the instruments.

The carrying value represents the total of the principal repayment obligations under the loan agreements over the agreed repayment period.

28. Remuneration of Members of the Accountable Authority and Senior Officers

Remuneration of Members of the Accountable Authority.

There is only one member of the Accountable Authority that receives remuneration. The total of fees, salaries, superannuation, and other benefits received, or due and receivable, for the financial year, that fall within the following bands are:

| | | |
|--|--------------|--------------|
| | 2006 | 2005 |
| 10,001 - 20,000 | 1 | 1 |
| | \$000 | \$000 |
| The total remuneration of members of the accountable authority is: | 20 | 14 |

The superannuation included here represents the superannuation expense incurred by the Authority in respect of members of the Accountable Authority.

No members of the Authority are members of the pension scheme.

Remuneration of Senior Officers

The number of Senior Officers other than senior officers reported as members of the Accountable Authority, whose total of fees, salaries, superannuation and other benefits received for the financial year, fall within the following bands are:

| | | |
|---|--------------|--------------|
| \$ | 2006 | 2005 |
| 80,001 - 90,000 | 1 | 1 |
| 90,000 - 100,000 | 2 | 2 |
| 130,000 - 140,000 | 1 | 1 |
| | \$000 | \$000 |
| The total remuneration of Senior Officers is: | 408 | 412 |

The superannuation included here represents the superannuation expense incurred by the Authority in respect of senior officers other than those reported as members of the Accountable Authority.

No Senior Officers are members of the pension scheme.

29. Remuneration of Auditor

Remuneration to the Auditor General for the financial year is as follows:

| | 2006 \$000 | 2005 \$000 |
|---|-----------------------|-----------------------|
| Auditing the accounts, financial statements and performance indicators | 40 | 30 |

30. Supplementary Financial InformationWrite-Offs

| | 2006 \$000 | 2005 \$000 |
|--|-----------------------|-----------------------|
| Bad debts written off by the Board of the Authority during the financial year | 51 | 7 |

31. Reconciliations explaining the transition to Australian equivalents to International Financial Reporting Standards (AIFRS)

Reconciliation of Equity at 1 July 2004

| Note | Previous GAAP 1 July 2004 | Adjustments | | | AIFRS 1 July 2004 |
|------|--------------------------------------|--|-------------------------------|-------------------|----------------------|
| | | Reclassification, Depreciation AASB 5 31.1a | Write-down AASB 5 31.1a | Total Adjustments | |
| | \$000 | \$000 | \$000 | \$000 | |
| | ASSETS | | | | |
| | Current Assets | | | | |
| (1) | Cash and cash equivalents | 19,176 | | | 19,176 |
| | Inventories | 2,034 | | | 2,034 |
| | Receivables | 4,651 | | | 4,651 |
| (2) | Non-Current Assets Held for Sale | - | 746 | (31) | 715 |
| | Total Current Assets | 25,861 | 746 | (31) | 26,576 |
| | Non-Current Assets | | | | |
| | Property, plant and equipment | 273,586 | (660) | (660) | 272,926 |
| | Total Non-Current Assets | 273,586 | (660) | (660) | 272,926 |
| | Total Assets | 299,447 | 86 | (31) | 299,502 |
| | Current Liabilities | | | | |
| | Payables | 2,888 | | | 2,888 |
| (3) | Borrowings | 7,439 | | | 7,439 |
| | Provisions | 240 | | | 240 |
| | Total Current Liabilities | 10,567 | | | 10,567 |
| | Non-Current Liabilities | | | | |
| (3) | Borrowings | 108,998 | | | 108,998 |
| | Provisions | 201 | | | 201 |
| | Total Non-Current Liabilities | 109,199 | | | 109,199 |
| | Total Liabilities | 119,766 | | | 119,766 |
| | Net Assets | 179,681 | | | 179,736 |
| | Equity | | | | |
| | Revaluation Reserve | 166,544 | 102 | 102 | 166,646 |
| | Retained profits | 13,137 | 139 | (186) | 13,090 |
| | Total Equity | 179,681 | 241 | (186) | 179,736 |

(1) Equivalent AGAAP line item 'Cash Assets' (AIFRS 'Cash and Cash Equivalents')

(2) New AIFRS category

(3) Equivalent AGAAP line item 'Interest-bearing liabilities' (AIFRS 'borrowings')

Reconciliation of Equity at 1 July 2005

| Note | Previous GAAP | Adjustments | | | AIFRS |
|------|--------------------------------------|-----------------------------------|-----------------|----------------------|----------------|
| | 1 July 2005 | Reclassification, Depreciation | Write-down | Total Adjustments | 1 July 2005 |
| | | AASB 5 31.1b | AASB 5 31.1b | | |
| | \$000 | \$000 | \$000 | \$000 | |
| | ASSETS | | | | |
| | Current Assets | | | | |
| (1) | Cash and cash equivalents | 12,678 | | | 12,678 |
| | Inventories | - | | | - |
| | Receivables | 4,739 | | | 4,739 |
| (2) | Non-Current Assets Held for Sale | - | 270 | (11) | 259 |
| | Total Current Assets | 17,417 | 270 | (11) | 17,676 |
| | Non-Current Assets | | | | |
| | Property, plant and equipment | 290,999 | (206) | | 290,793 |
| | Total Non-Current Assets | 290,999 | (206) | | 290,793 |
| | Total Assets | 308,416 | 64 | (11) | 308,469 |
| | Current Liabilities | | | | |
| | Payables | 2,875 | | | 2,875 |
| (3) | Borrowings | 7,731 | | | 7,731 |
| | Provisions | 230 | | | 230 |
| | Total Current Liabilities | 10,836 | | | 10,836 |
| | Non-Current Liabilities | | | | |
| (3) | Borrowings | 101,249 | | | 101,249 |
| | Provisions | 180 | | | 180 |
| | Total Non-Current Liabilities | 101,429 | | | 101,429 |
| | Total Liabilities | 112,265 | | | 112,265 |
| | Net Assets | 196,151 | | | 196,204 |
| | Equity | | | | |
| | Revaluation Reserve | 176,506 | 829 | | 177,335 |
| | Retained profits | 19,645 | (457) | (318) | 18,869 |
| | Total Equity | 196,151 | 372 | (318) | 196,204 |

The transition to AIFRS includes adjustments for the transition as at 1 July 2004 plus adjustments for the period 1 July 2004 to 30 June 2005.

- (1) Equivalent AGAAP line item 'Cash Assets' (AIFRS 'Cash and Cash Equivalents')
- (2) New AIFRS category
- (3) Equivalent AGAAP line item 'Interest-bearing liabilities' (AIFRS 'borrowings')

Reconciliation of Income Statement (Profit or Loss) At 30 June 2005

| | GAAP 30 June 2005 | Adjustments | | | Total | AIFRS 30 June 2005 |
|---|----------------------|-----------------------|------------------|-------------------|----------------|--------------------------|
| | | Net gains on disposal | | | | |
| | | AASB 5 31.1c | AASB 116 31.3 | AASB 119 31.2a | | |
| | \$000 | \$000 | \$000 | \$000 | \$000 | \$000 |
| Income | | | | | | |
| Revenue | | | | | | |
| Rental Revenue | 67,501 | | | | | 67,501 |
| Interest Revenue | 691 | | | | | 691 |
| Other revenue | 289 | | | | | 289 |
| Gains | | | | | | |
| (3) Proceeds on disposal of non-current assets | 7,212 | | (7,212) | | (7,212) | - |
| (3) Gains on Disposal of non-current assets | | | 494 | | 494 | 494 |
| Total Income | 75,693 | | (6,718) | | (6,718) | 68,975 |
| EXPENSES | | | | | | |
| Expenses | | | | | | |
| (1) Employee benefits expense | 2,013 | | | (67) | (67) | 1,946 |
| Rental Expenses | 47,686 | | | | - | 47,686 |
| Supplies and services | 2,443 | | | | - | 2,443 |
| Depreciation expense | 4,655 | (15) | | | (15) | 4,640 |
| (2) Finance costs | 7,904 | | | | - | 7,904 |
| Accommodation expenses | 310 | | | | - | 310 |
| (3) Carrying amount of non-current assets disposed of | 6,106 | | (6,106) | | (6,106) | - |
| (4) Other expenses | 68 | 132 | | 67 | 199 | 267 |
| Total expenses | 71,185 | 117 | (6,106) | - | (5,989) | 65,196 |
| Profit/(loss) before grants and subsidies from state government | 4,508 | | | | | 3,779 |
| Grants and subsidies from State Government | 2,000 | | | | | 2,000 |
| NET PROFIT | 6,508 | | | | | 5,779 |

- (1) Equivalent AGAAP line item 'Employee expenses' (AIFRS 'Employee benefits expense')
(2) Equivalent AGAAP line item 'Borrowing costs expense' (AIFRS 'Finance costs')
(3) Disposals are treated on the net basis under AIFRS
(4) Equivalent AGAAP line item 'Other expenses from ordinary activities' (AIFRS 'Other expenses')
(5) Equivalent AGAAP line item 'Other revenues from ordinary activities' (AIFRS 'Other revenue')

Reconciliation of Cash Flow Statement for the Year ended 30 June 2005 (AASB 1.40)

| Note | GAAP | Adjustments | Total | AIFRS |
|---|---|-------------------|----------|----------------|
| | 30 June 2005 | AASB 119 31.2b | | 30 June 2005 |
| | \$000 | \$000 | \$000 | \$000 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts | | | | |
| | Rental Income | 68,215 | | 68,215 |
| | Interest Received | 739 | | 739 |
| | Other receipts | 1,186 | | 1,186 |
| | GST receipts on sales | 33 | | 33 |
| Payments | | | | |
| (1) | Employee benefits | (2,099) | (67) | (2,032) |
| | Supplies and services | (2,442) | | (2,442) |
| | Rental property payments | (48,766) | | (48,766) |
| (2) | Finance costs | (8,115) | | (8,115) |
| | Accommodation | (310) | | (310) |
| | GST payments on purchases | (91) | | (91) |
| | GST payments to taxation authority | (448) | | (448) |
| | Other payments | - | 67 | (67) |
| | Net cash provided by operating activities | 7,902 | - | 7,902 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| | Proceeds from sale of non-current physical assets | 6,472 | | 6,472 |
| | Purchase of non-current physical assets | (15,416) | | (15,416) |
| | Net cash (used in) investing activities | (8,944) | | (8,944) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| | Repayment of borrowings | (7,456) | | (7,456) |
| | Net cash (used in) financing activities | (7,456) | | (7,456) |
| CASH FLOWS FROM STATE GOVERNMENT | | | | |
| | Grants and subsidies | 2,000 | | 2,000 |
| | Net cash provided by State Government | 2,000 | | 2,000 |
| | Net Increase/(decrease) in cash and cash equivalents | (6,498) | | (6,498) |
| | Cash and cash equivalents at the beginning of period | 19,176 | | 19,176 |
| | Cash and cash equivalents at the end of period | 12,678 | | 12,678 |

(1) Equivalent AGAAP line item 'Employee costs' (AIFRS 'Employee benefits')

(2) Equivalent AGAAP line item 'Borrowing costs expense' (AIFRS 'Finance costs')

Note 31.1 Non-Current Assets held for Sale (AASB 5)

AASB 5 requires non-current assets available for sale to be disclosed as a separate class of asset on the balance sheet. Assets classified as non-current assets classified as held for sale are not depreciated and are measured at the lower of carrying amount (prior to reclassification) and fair value less selling costs.

The Authority has identified items of property, plant, and equipment that are required to be classified as non-current assets classified as held for sale and has made the following adjustments:

31.1a Adjustments to opening Balance Sheet (1 July 2004)

The Authority has transferred \$746,000 from property, plant and equipment to non-current assets classified as held for sale.

The net effect on property plant and equipment is a reduction of \$660,000. This represents the AGAAP carrying value of the assets transferred.

Accumulated depreciation (property, plant and equipment) has been reduced by \$20,000 with a corresponding increase in accumulated surplus. This represents the amount of depreciation raised under AGAAP following the dates properties would have been transferred to held for sale under AIFRS.

Non-current assets available for sale were written-down from fair value (\$746,000) to fair value less selling costs (\$715,000). This reduced accumulated surplus by \$30,000.

AASB 5 requires that the valuation of assets held at fair value be updated prior to reclassification. The reserves have been adjusted for the effects of the revaluing of all assets held for sale and sold during 2003/04, or unsold at 30 June 2004.

The change in value has also resulted in a change to the cost of properties sold, which in turn has affected retained profits.

31.1b Adjustments to 30 June 2005 Balance Sheet

The Authority has transferred \$270,000 from property, plant and equipment to non-current assets classified as held for sale.

The net effect on property plant and equipment (PPE) is a reduction of \$206,000. In effect, PPE is lower by the amount of the AGAAP carrying value of the assets transferred.

Accumulated depreciation (property, plant and equipment) has been reduced by \$15,000 with a corresponding increase in accumulated surplus. This represents the amount of depreciation raised under AGAAP following the dates properties would have been transferred to held for sale under AIFRS.

Non-current assets available for sale were written-down from fair value (\$270,000) to fair value less selling costs (\$259,000). This reduced accumulated surplus by \$11,000.

AASB 5 requires that the valuation of assets held at fair value be updated prior to reclassification. The reserves have been adjusted for the effects of the revaluing of all assets held for sale and sold during 2003/04 and 2004/05, or unsold at 30 June 2005.

The change in value has also resulted in a change to the cost of properties sold, which in turn has affected retained profits.

31.1c Adjustments to the Income Statement for the period ended 30 June 2005

Depreciation expense was reduced by \$15,000 with a corresponding increase in the profit for the year.

Expense of \$132,000 was recognised for the write-down (impairment) from fair value to fair value less selling costs of non-current assets available for sale. The profit for the year was reduced by \$132,000.

Note 31.2 Employee benefits (AASB 119 and AASB 101)

AASB 101 requires that a liability must be classified as current where the entity does not have an unconditional right to defer settlement of the liability for at least twelve months beyond the reporting date. Consequently, all annual leave and long service leave entitlements (unconditional long service leave) must now be classified as current. Non-vested long service leave liability will be non-current to the extent that it does not become unconditional within 12 months from reporting date.

Employment on-costs are not included in employee benefits under AIFRS. However, under AGAAP employee benefits and on-costs are disclosed together on the face of the Income Statement as Employee expenses. Under AIFRS employee benefits will be the equivalent item disclosed on the face. On-costs are transferred to other expenses.

31.2a Adjustments to the Income Statement for the period ended 30 June 2005

Employment on-costs expense has been reclassified from employee benefits expense to other expense (\$67,000)

31.2b Adjustments to the Cash Flow Statement for the period ended 30 June 2005

Employment on-costs payments have been reclassified from employee benefits payments to other payments (\$67,000).

Note 31.3 Net gain on disposal of non-current assets (AASB 116)

Under AGAAP the disposal of non-current assets is disclosed on the gross basis. That is, the proceeds of disposal are revenue and the carrying amounts of assets disposed of are expense. The disposal of non-current assets is disclosed on the net basis (gains or losses) under AIFRS.

31.3a Adjustments to the Income Statement for the period ended 30 June 2005

Derecognise the carrying amounts of assets disposed of (\$7,212,000)

Derecognise the proceeds of disposal of non-current assets (\$6,106,000)

A gain on the disposal of non-current assets of \$494,000 has been recognised as income. This has decreased the profit by \$612,000 due to the higher carrying value of Assets held for Sale.

Depreciation expense has been reduced by \$15,000. This represents the amount of depreciation raised under AGAAP following the dates properties would have been transferred to held for sale under AIFRS.

Impairment expense of \$132,000 has been recognised being the write-down from fair value to fair value less selling costs for properties transferred to held for sale during the year.

Employee benefits on-costs of \$67,000 has been transferred from Employee benefits expenses to Other expenses.

Appendix 1:

| CLIENT DEPARTMENTS PROVIDED WITH ACCOMMODATION UNDER THE GOVERNMENT EMPLOYEES' HOUSING ACT 1964 | | | |
|---|---------------------|---------------------|-----------------|
| DEPARTMENT | 30 JUNE 2005 | 30 JUNE 2006 | % CHANGE |
| Agriculture WA | 104 | 95 | -9% |
| C.Y. O'Connor College of TAFE | 1 | 2 | 100% |
| Central West TAFE | 6 | 6 | 0% |
| Curtin University | 25 | 21 | -16% |
| Dental Health Services | 19 | 21 | 11% |
| Department Environment Water & Catchment Protection | 19 | 15 | -21% |
| Department for Community Development | 113 | 124 | 10% |
| Department for Conservation and Land Management | 142 | 161 | 13% |
| Department for Planning and Infrastructure | 16 | 17 | 6% |
| Department of Consumer & Employment Protection | 4 | 12 | 200% |
| Department of Culture & the Arts | 1 | 1 | 0% |
| Department of Education and Training | 2041 | 2049 | 0% |
| Department of Fisheries | 32 | 29 | -9% |
| Department of Housing and Works | 41 | 49 | 20% |
| Department of Indigenous Affairs | 17 | 20 | 18% |
| Department of Industry and Resources | 29 | 22 | -24% |
| Department of Justice (Now split into Department of the Attorney General/ Department for Corrective Services) | 241 | 262 | 9% |
| Department of Sport and Recreation | 6 | 5 | -17% |
| Disabilities Services Commission | 7 | 8 | 14% |
| Fire & Emergency Services Authority | 6 | 6 | 0% |
| Forest Products Commission | 10 | 7 | -30% |
| Gascoyne Development Commission | 4 | 3 | -25% |
| Goldfields Esperance Development Commission | 1 | 1 | 0% |
| Kimberley Development Commission | 5 | 5 | 0% |
| Kimberley TAFE | 64 | 64 | 0% |
| Legal Aid WA | 8 | 9 | 13% |
| Museum of Western Australia | 1 | 1 | 0% |
| PathWest | 19 | 20 | 5% |
| Pilbara Development Commission | 6 | 4 | -33% |
| Pilbara TAFE | 114 | 109 | -4% |
| Tourism Western Australia | 2 | 3 | 50% |
| WA Police | 952 | 964 | 1% |
| WACHS - Central Great Southern Health Service | 1 | 1 | 0% |
| WACHS - Eastern Primary Health - Merredin | 2 | 2 | 0% |
| WACHS - Gascoyne Population Health | 1 | 1 | 0% |
| WACHS - Kimberley Health Region - East Kimberley | 3 | 6 | 100% |
| WACHS - Kimberley Health Region - West Kimberley | 6 | 6 | 0% |

| CLIENT DEPARTMENTS PROVIDED WITH ACCOMMODATION UNDER THE GOVERNMENT EMPLOYEES' HOUSING ACT 1964 | | | |
|--|-------------------------|-------------------------|---------------------|
| DEPARTMENT | 30 JUNE 2005 | 30 JUNE 2006 | % CHANGE |
| WACHS - Mid-West Murchison Health Region | 3 | 4 | 33% |
| WACHS - North West Mental Health Service | 8 | 6 | -25% |
| WACHS - Pilbara Gascoyne and Aged Care Services | 1 | 1 | 0% |
| WACHS - Pilbara Gascoyne Population Health | 4 | 3 | -25% |
| WACHS - Pilbara-Gascoyne - West Pilbara District | 17 | 16 | -6% |
| WACHS - Pilbara-Gascoyne Region | 5 | 5 | 0% |
| WACHS - Western Primary Health - Jurien | 1 | 1 | 0% |
| Water Corporation | 85 | 91 | 7% |
| Wheatbelt Development Commission | 4 | 3 | -25% |
| TOTAL | 4 197 | 4 261 | 2% |

Appendix 2:

| PROPERTY NUMBERS BY LOCATION AS AT 30 JUNE 2006 | | | | | |
|--|-------------------|---------------|--------------|-------------------------------|--------------------------------------|
| LOCATION | GEHA OWNED | LEASED | TOTAL | SINGLE DETACHED HOUSES | DUPLEX APARTMENTS & FLATS |
| ALBANY | 28 | 9 | 37 | 37 | 0 |
| AUGUSTA | 3 | 2 | 5 | 5 | 0 |
| AUSTRALIND | 0 | 1 | 1 | 1 | 0 |
| BABAKIN | 1 | 0 | 1 | 1 | 0 |
| BADGINGARRA | 2 | 0 | 2 | 2 | 0 |
| BALDIVIS | 6 | 0 | 6 | 0 | 6 |
| BALGO HILLS | 3 | 0 | 3 | 3 | 0 |
| BALINGUP | 0 | 1 | 1 | 1 | 0 |
| BALLIDU | 2 | 0 | 2 | 2 | 0 |
| BAYULU | 1 | 0 | 1 | 1 | 0 |
| BEACON | 1 | 2 | 3 | 3 | 0 |
| BENCUBBIN | 3 | 0 | 3 | 3 | 0 |
| BERESFORD | 1 | 0 | 1 | 1 | 0 |
| BEVERLEY | 8 | 1 | 9 | 7 | 2 |
| BINDOON | 1 | 0 | 1 | 1 | 0 |
| BINNU | 1 | 0 | 1 | 1 | 0 |
| BLACKSTONE | 3 | 0 | 3 | 3 | 0 |
| BLUFF POINT | 0 | 1 | 1 | 1 | 0 |
| BODDINGTON | 11 | 1 | 12 | 6 | 6 |
| BOLGART | 2 | 0 | 2 | 2 | 0 |
| BORDEN | 3 | 0 | 3 | 3 | 0 |
| BOULDER | 38 | 41 | 79 | 55 | 24 |
| BOYUP BROOK | 3 | 1 | 4 | 4 | 0 |
| BREMER BAY | 1 | 3 | 4 | 4 | 0 |
| BRIDGETOWN | 7 | 4 | 11 | 11 | 0 |
| BROOKTON | 9 | 0 | 9 | 6 | 3 |
| BROOME | 81 | 205 | 286 | 249 | 37 |
| BROOMEHILL | 3 | 0 | 3 | 3 | 0 |
| BRUCE ROCK | 9 | 1 | 10 | 7 | 3 |
| BRUNSWICK JUNCTION | 1 | 0 | 1 | 1 | 0 |
| BUNTINE | 1 | 0 | 1 | 1 | 0 |
| BUREKUP | 1 | 0 | 1 | 1 | 0 |
| BURRINGURRAH | 5 | 0 | 5 | 3 | 2 |
| BUSSELTON | 5 | 17 | 22 | 21 | 1 |
| CADOUX | 1 | 0 | 1 | 1 | 0 |
| CALINGIRI | 1 | 0 | 1 | 1 | 0 |
| CAMBALLIN | 9 | 1 | 10 | 8 | 2 |
| CANE | 1 | 0 | 1 | 1 | 0 |
| CANNING VALE | 15 | 0 | 15 | 15 | 0 |
| CAPE ARID | 1 | 0 | 1 | 1 | 0 |
| CAPE LE GRAND | 2 | 0 | 2 | 2 | 0 |
| CAPE RANGE NATIONAL PARK | 1 | 0 | 1 | 1 | 0 |
| CAPEL | 1 | 0 | 1 | 1 | 0 |

PROPERTY NUMBERS BY LOCATION AS AT 30 JUNE 2006

| LOCATION | GEHA OWNED | LEASED | TOTAL | SINGLE DETACHED HOUSES | DUPLEX APARTMENTS & FLATS |
|-------------------|------------|--------|-------|------------------------|---------------------------|
| CARNAMAH | 8 | 2 | 10 | 8 | 2 |
| CARNARVON | 79 | 62 | 141 | 113 | 28 |
| CASCADE | 2 | 0 | 2 | 2 | 0 |
| CASSIA | 2 | 0 | 2 | 2 | 0 |
| CERVANTES | 4 | 3 | 7 | 6 | 1 |
| COLLIE | 38 | 8 | 46 | 38 | 8 |
| CONDINGUP | 2 | 0 | 2 | 2 | 0 |
| COOKE POINT | 13 | 0 | 13 | 11 | 2 |
| COOLGARDIE | 7 | 3 | 10 | 8 | 2 |
| COOROW | 2 | 0 | 2 | 2 | 0 |
| CORRIGIN | 8 | 4 | 12 | 10 | 2 |
| COSMO NEWBERY | 2 | 0 | 2 | 2 | 0 |
| COWARAMUP | 1 | 0 | 1 | 1 | 0 |
| CRANBROOK | 3 | 1 | 4 | 4 | 0 |
| CUE | 7 | 3 | 10 | 10 | 0 |
| CUNDERDIN | 10 | 0 | 10 | 7 | 3 |
| DALWALLINU | 14 | 0 | 14 | 6 | 8 |
| DAMPIER | 7 | 10 | 17 | 17 | 0 |
| DANDARAGAN | 1 | 1 | 2 | 2 | 0 |
| DARDANUP | 1 | 0 | 1 | 1 | 0 |
| DARKAN | 5 | 1 | 6 | 3 | 3 |
| DENHAM | 11 | 9 | 20 | 18 | 2 |
| DENMARK | 8 | 2 | 10 | 8 | 2 |
| DERBY | 77 | 2 | 79 | 59 | 20 |
| DJUGERARI | 1 | 0 | 1 | 1 | 0 |
| DONGARA | 11 | 7 | 18 | 13 | 5 |
| DONNYBROOK | 6 | 1 | 7 | 5 | 2 |
| DOODLAKINE | 1 | 0 | 1 | 1 | 0 |
| DOWERIN | 7 | 2 | 9 | 7 | 2 |
| DRYANDRA | 1 | 0 | 1 | 1 | 0 |
| DUMBLEYUNG | 5 | 0 | 5 | 3 | 2 |
| DUNSBOROUGH | 2 | 4 | 6 | 6 | 0 |
| DWELLINGUP | 3 | 0 | 3 | 3 | 0 |
| ENEABBA | 3 | 0 | 3 | 3 | 0 |
| ESPERANCE | 31 | 65 | 96 | 76 | 20 |
| EUCLA | 8 | 0 | 8 | 8 | 0 |
| EXMOUTH | 19 | 28 | 47 | 46 | 1 |
| FITZGERALD RIVER | 1 | 0 | 1 | 1 | 0 |
| FITZROY CROSSING | 43 | 2 | 45 | 32 | 13 |
| FORRESTER PARK | 2 | 6 | 8 | 8 | 0 |
| FRANKLAND | 2 | 0 | 2 | 2 | 0 |
| GAIRDNER | 1 | 0 | 1 | 1 | 0 |
| GASCOYNE JUNCTION | 1 | 1 | 2 | 2 | 0 |
| GERALDTON | 8 | 30 | 38 | 29 | 9 |
| GINGIN | 7 | 4 | 11 | 8 | 3 |
| GLENHILL | 0 | 1 | 1 | 1 | 0 |

PROPERTY NUMBERS BY LOCATION AS AT 30 JUNE 2006

| LOCATION | GEHA OWNED | LEASED | TOTAL | SINGLE DETACHED HOUSES | DUPLEX APARTMENTS & FLATS |
|--------------|------------|--------|-------|------------------------|---------------------------|
| GNOWANGERUP | 10 | 1 | 11 | 8 | 3 |
| GOOMALLING | 5 | 0 | 5 | 5 | 0 |
| GRASS PATCH | 1 | 0 | 1 | 1 | 0 |
| HALLS CREEK | 50 | 3 | 53 | 41 | 12 |
| HARVEY | 26 | 7 | 33 | 29 | 4 |
| HOPETOUN | 1 | 0 | 1 | 1 | 0 |
| HYDEN | 4 | 0 | 4 | 2 | 2 |
| JACUP | 1 | 0 | 1 | 1 | 0 |
| JAMESON | 2 | 0 | 2 | 2 | 0 |
| JARRAHDALE | 13 | 0 | 13 | 13 | 0 |
| JERDACUTTUP | 1 | 1 | 2 | 2 | 0 |
| JERRAMUNGUP | 11 | 0 | 11 | 10 | 1 |
| JIGALONG | 6 | 0 | 6 | 6 | 0 |
| JURIEN BAY | 10 | 19 | 29 | 26 | 3 |
| KALAMUNDA | 1 | 0 | 1 | 1 | 0 |
| KALANNIE | 1 | 1 | 2 | 2 | 0 |
| KALBARRI | 9 | 10 | 19 | 16 | 3 |
| KALGOORLIE | 86 | 302 | 388 | 305 | 83 |
| KALUMBURU | 13 | 0 | 13 | 9 | 4 |
| KAMBALDA | 28 | 10 | 38 | 29 | 9 |
| KARIJINI | 3 | 0 | 3 | 3 | 0 |
| KARLGARIN | 1 | 0 | 1 | 1 | 0 |
| KARNET | 6 | 0 | 6 | 6 | 0 |
| KARRATHA | 175 | 270 | 445 | 367 | 78 |
| KATANNING | 66 | 4 | 70 | 50 | 20 |
| KELLERBERRIN | 13 | 1 | 14 | 11 | 3 |
| KENDENUP | 1 | 0 | 1 | 1 | 0 |
| KIRUP | 5 | 0 | 5 | 5 | 0 |
| KIWIRRKURRA | 3 | 0 | 3 | 3 | 0 |
| KOJONUP | 16 | 0 | 16 | 9 | 7 |
| KONDININ | 6 | 0 | 6 | 4 | 2 |
| KOOMBANA | 145 | 62 | 207 | 158 | 49 |
| KOORDA | 3 | 1 | 4 | 4 | 0 |
| KUKERIN | 1 | 1 | 2 | 2 | 0 |
| KULIN | 8 | 1 | 9 | 7 | 2 |
| KUNUNURRA | 91 | 91 | 182 | 142 | 40 |
| LAGRANGE | 12 | 2 | 14 | 10 | 4 |
| LAKE GRACE | 21 | 0 | 21 | 14 | 7 |
| LAKE KING | 2 | 0 | 2 | 2 | 0 |
| LANCELIN | 6 | 8 | 14 | 14 | 0 |
| LATHAM | 1 | 0 | 1 | 1 | 0 |
| LAVERTON | 22 | 2 | 24 | 20 | 4 |
| LAWSON | 4 | 0 | 4 | 4 | 0 |
| LEEMAN | 4 | 3 | 7 | 7 | 0 |
| LEINSTER | 0 | 10 | 10 | 10 | 0 |
| LEONORA | 20 | 7 | 27 | 23 | 4 |

PROPERTY NUMBERS BY LOCATION AS AT 30 JUNE 2006

| LOCATION | GEHA OWNED | LEASED | TOTAL | SINGLE DETACHED HOUSES | DUPLEX APARTMENTS & FLATS |
|-----------------|------------|--------|-------|------------------------|---------------------------|
| MAHOGANY CREEK | 0 | 1 | 1 | 1 | 0 |
| MAHOMETTS FLATS | 1 | 3 | 4 | 4 | 0 |
| MANDURAH | 1 | 0 | 1 | 1 | 0 |
| MANJIMUP | 41 | 11 | 52 | 47 | 5 |
| MARBLE BAR | 12 | 0 | 12 | 10 | 2 |
| MARGARET RIVER | 8 | 5 | 13 | 13 | 0 |
| MARVEL LOCH | 1 | 0 | 1 | 1 | 0 |
| MECKERING | 1 | 0 | 1 | 1 | 0 |
| MEEKATHARRA | 52 | 3 | 55 | 43 | 12 |
| MENZIES | 4 | 2 | 6 | 6 | 0 |
| MERREDIN | 65 | 5 | 70 | 51 | 19 |
| MIDLAND | 1 | 0 | 1 | 1 | 0 |
| MILING | 2 | 0 | 2 | 2 | 0 |
| MILLSTREAM | 5 | 0 | 5 | 5 | 0 |
| MINGENEW | 5 | 0 | 5 | 5 | 0 |
| MOORA | 33 | 5 | 38 | 28 | 10 |
| MOORINE ROCK | 1 | 0 | 1 | 1 | 0 |
| MORAWA | 20 | 4 | 24 | 18 | 6 |
| MOUNT BARKER | 6 | 7 | 13 | 13 | 0 |
| MOUNT MAGNET | 16 | 5 | 21 | 19 | 2 |
| MOUNT TARCOOLA | 9 | 36 | 45 | 45 | 0 |
| MOUNT WALKER | 1 | 0 | 1 | 1 | 0 |
| MT MARGARET | 2 | 0 | 2 | 2 | 0 |
| MUKINBUDIN | 13 | 0 | 13 | 9 | 4 |
| MULGA QUEEN | 1 | 0 | 1 | 1 | 0 |
| MULLEWA | 14 | 2 | 16 | 10 | 6 |
| MULUDJA | 3 | 0 | 3 | 3 | 0 |
| MUNDARING | 3 | 1 | 4 | 4 | 0 |
| MUNDIJONG | 1 | 0 | 1 | 1 | 0 |
| MUNGLINUP | 1 | 1 | 2 | 2 | 0 |
| MUNTADGIN | 2 | 0 | 2 | 2 | 0 |
| NABAWA | 1 | 0 | 1 | 1 | 0 |
| NANNUP | 18 | 1 | 19 | 19 | 0 |
| NAREMBEEN | 10 | 0 | 10 | 8 | 2 |
| NARROGIN | 72 | 4 | 76 | 55 | 21 |
| NEWDEGATE | 2 | 0 | 2 | 2 | 0 |
| NEWMAN | 81 | 14 | 95 | 66 | 29 |
| NORSEMAN | 26 | 3 | 29 | 23 | 6 |
| NORTHAM | 58 | 22 | 80 | 66 | 14 |
| NORTHAMPTON | 6 | 1 | 7 | 7 | 0 |
| NORTHCLIFFE | 5 | 0 | 5 | 5 | 0 |
| NULLAGINE | 8 | 1 | 9 | 9 | 0 |
| NUNGARIN | 2 | 0 | 2 | 2 | 0 |
| NYABING | 1 | 0 | 1 | 1 | 0 |
| ONE ARM POINT | 8 | 0 | 8 | 6 | 2 |
| ONGERUP | 5 | 0 | 5 | 5 | 0 |

PROPERTY NUMBERS BY LOCATION AS AT 30 JUNE 2006

| LOCATION | GEHA OWNED | LEASED | TOTAL | SINGLE DETACHED HOUSES | DUPLEX APARTMENTS & FLATS |
|------------------------------|------------|--------|-------|------------------------|---------------------------|
| ONSLow | 18 | 4 | 22 | 18 | 4 |
| OOMBULGURRI | 4 | 0 | 4 | 4 | 0 |
| PARABURDOO | 20 | 1 | 21 | 15 | 6 |
| PEMBERTON | 13 | 2 | 15 | 13 | 2 |
| PERENJORI | 4 | 0 | 4 | 4 | 0 |
| PINGELLY | 8 | 0 | 8 | 6 | 2 |
| PINGRUP | 0 | 1 | 1 | 1 | 0 |
| PINJARRA | 1 | 1 | 2 | 2 | 0 |
| PORONGURUP | 1 | 0 | 1 | 1 | 0 |
| PORT DENISON | 0 | 1 | 1 | 1 | 0 |
| PORT HEDLAND | 22 | 22 | 44 | 32 | 12 |
| QUAIRADING | 9 | 0 | 9 | 7 | 2 |
| QUINNINUP | 2 | 0 | 2 | 2 | 0 |
| RANGEWAY | 7 | 1 | 8 | 2 | 6 |
| RAVENSTHORPE | 15 | 2 | 17 | 12 | 5 |
| ROEBOURNE | 25 | 0 | 25 | 20 | 5 |
| ROTTNEST ISLAND | 4 | 1 | 5 | 5 | 0 |
| SALMON GUMS | 1 | 0 | 1 | 1 | 0 |
| SANDSTONE | 1 | 1 | 2 | 2 | 0 |
| SCADDAN | 1 | 0 | 1 | 1 | 0 |
| SHELLBOROUGH | 21 | 1 | 22 | 20 | 2 |
| SOUTH HEDLAND | 0 | 10 | 10 | 8 | 2 |
| SOUTH STIRLING | 1 | 0 | 1 | 1 | 0 |
| SOUTH YUNDERUP | 0 | 2 | 2 | 2 | 0 |
| SOUTHERN CROSS | 18 | 3 | 21 | 15 | 6 |
| SPALDING | 1 | 0 | 1 | 1 | 0 |
| SPINIFEX HILL | 10 | 0 | 10 | 10 | 0 |
| STIRLING RANGE NATIONAL PARK | 2 | 0 | 2 | 2 | 0 |
| STOKES NP | 1 | 0 | 1 | 1 | 0 |
| STRATHALBYN | 0 | 2 | 2 | 2 | 0 |
| STRELLEY | 3 | 0 | 3 | 3 | 0 |
| SUNSET BEACH | 3 | 4 | 7 | 7 | 0 |
| TAMBELLUP | 4 | 1 | 5 | 3 | 2 |
| TARCOOLA BEACH | 2 | 19 | 21 | 21 | 0 |
| THREE SPRINGS | 10 | 0 | 10 | 10 | 0 |
| TINCURRIN | 1 | 0 | 1 | 1 | 0 |
| TJIRRKARLI | 1 | 1 | 2 | 1 | 1 |
| TJUKURLA | 2 | 0 | 2 | 2 | 0 |
| TJUNTJUNTJARA | 2 | 0 | 2 | 2 | 0 |
| TOM PRICE | 46 | 13 | 59 | 49 | 10 |
| TOODYAY | 7 | 0 | 7 | 7 | 0 |
| TORNDIRrup | 1 | 0 | 1 | 1 | 0 |
| TRAYNING | 4 | 0 | 4 | 4 | 0 |
| TWO PEOPLES BAY | 1 | 0 | 1 | 1 | 0 |
| USELESS LOOP | 1 | 0 | 1 | 1 | 0 |
| WAGIN | 16 | 1 | 17 | 12 | 5 |

PROPERTY NUMBERS BY LOCATION AS AT 30 JUNE 2006

| LOCATION | GEHA OWNED | LEASED | TOTAL | SINGLE DETACHED HOUSES | DUPLEX APARTMENTS & FLATS |
|---------------|--------------|--------------|--------------|------------------------|---------------------------|
| WALNUT GROVE | 1 | 0 | 1 | 1 | 0 |
| WALPOLE | 4 | 3 | 7 | 7 | 0 |
| WALYUNGA NP | 1 | 0 | 1 | 1 | 0 |
| WANANAMI | 4 | 0 | 4 | 2 | 2 |
| WANARN | 3 | 0 | 3 | 1 | 2 |
| WANDERING | 2 | 0 | 2 | 2 | 0 |
| WANDINA | 2 | 20 | 22 | 22 | 0 |
| WANGKATJUNGKA | 5 | 0 | 5 | 5 | 0 |
| WARAKURNA | 6 | 0 | 6 | 6 | 0 |
| WARBURTON | 12 | 1 | 13 | 11 | 2 |
| WAROONA | 7 | 0 | 7 | 5 | 2 |
| WATHEROO | 1 | 0 | 1 | 1 | 0 |
| WELLSTEAD | 1 | 0 | 1 | 1 | 0 |
| WESTONIA | 2 | 0 | 2 | 2 | 0 |
| WICKEPIN | 4 | 2 | 6 | 6 | 0 |
| WICKHAM | 38 | 12 | 50 | 35 | 15 |
| WILLIAMS | 8 | 1 | 9 | 7 | 2 |
| WILUNA | 17 | 0 | 17 | 11 | 6 |
| WINGELLINA | 4 | 0 | 4 | 2 | 2 |
| WONGAN HILLS | 10 | 1 | 11 | 7 | 4 |
| WONHELLA | 0 | 1 | 1 | 1 | 0 |
| WOODANILLING | 1 | 0 | 1 | 1 | 0 |
| WOOLAH | 1 | 0 | 1 | 1 | 0 |
| WOOROLOO | 10 | 0 | 10 | 0 | 10 |
| WUBIN | 1 | 0 | 1 | 1 | 0 |
| WUNDOWIE | 3 | 0 | 3 | 3 | 0 |
| WYALKATCHEM | 8 | 1 | 9 | 9 | 0 |
| WYNDHAM | 38 | 4 | 42 | 28 | 14 |
| YALGOO | 8 | 0 | 8 | 6 | 2 |
| YALLINGUP | 1 | 0 | 1 | 1 | 0 |
| YANCHEP | 6 | 0 | 6 | 6 | 0 |
| YANDEYARRA | 6 | 0 | 6 | 4 | 2 |
| YARLOOP | 1 | 1 | 2 | 2 | 0 |
| YEALERING | 1 | 0 | 1 | 1 | 0 |
| YERECOA | 2 | 0 | 2 | 2 | 0 |
| YINTARRI | 2 | 0 | 2 | 2 | 0 |
| YORK | 12 | 2 | 14 | 12 | 2 |
| YUNA | 1 | 0 | 1 | 1 | 0 |
| Total | 2 841 | 1 650 | 4 491 | 3 642 | 849 |

Appendix 3:

Government Employees' Housing Authority Office Contact Details

| | |
|---|--|
| <p>HEAD OFFICE The Director Government Employees' Housing Authority 203 Nicholson Road (Cnr Derby Street), Shenton Park WA 6008 (Mailing Address: 99 Plain Street, East Perth 6004) Telephone: (08) 9286 6000 Facsimile: (08) 9286 6025 Internet Site: www.geha.wa.gov.au</p> | |
| <p>KARRATHA AND DISTRICT OFFICE Area Manager Government Employees' Housing Authority 5/16 Hedland Place (PO Box 63) Karratha WA 6714</p> <p>Telephone: (08) 9144 4213 Facsimile: (08) 9185 3784</p> | <p>HEDLAND AND DISTRICT OFFICE Manager GEHA (Pilbara) Government Employees' Housing Authority Ground Floor, Cnr Brand & Tonkin Streets (PO Box 2794) South Hedland WA 6722</p> <p>Telephone: (08) 9140 2187 Facsimile: (08) 9140 2267</p> |
| <p>GOLDFIELDS OFFICE Area Manager Government Employees' Housing Authority 77A Hannan Street (PO Box 1286) Kalgoorlie WA 6430</p> <p>Telephone: (08) 9021 8107 Facsimile: (08) 9091 1255</p> | |

Appendix 4:

Department of Housing and Works offices

| OFFICE | LOCATION | TELEPHONE | FACSIMILE |
|---------------|--------------------------------|-----------|-----------|
| Albany | 131 Aberdeen Street | 9842 0444 | 9842 0497 |
| Armadale | Unit 1, 42 Commerce Avenue | 9497 1600 | 9497 1727 |
| Broome | Frederick Street | 9192 0100 | 9192 1896 |
| Bunbury | 22 Forrest Avenue | 9792 2111 | 9721 3169 |
| Busselton | Suite 4, 8-10 Prince Street | 9752 4388 | 9752 2140 |
| Cannington | 17 Manning Road | 9356 0444 | 9356 0424 |
| Carnarvon | 30 Robinson Street | 9941 1129 | 9941 2419 |
| Derby | Lot 265 Loch Street | 9191 1411 | 9191 1219 |
| Esperance | Balmoral Square, The Esplanade | 9071 2046 | 9071 3107 |
| Fremantle | 42 Queen Street | 9430 0300 | 9430 0323 |
| Geraldton | 201 Marine Terrace | 9923 4444 | 9923 4499 |
| Kalgoorlie | 220 Hannan Street | 9093 5200 | 9093 5215 |
| Karratha | 3-5 Welcome Road | 9144 1707 | 9144 1613 |
| Katanning | 30 Richardson Street | 9821 1822 | 9821 2673 |
| Kununurra | Konkerberry Drive/Messmate Way | 9168 1588 | 9168 2169 |
| Kwinana | Meares Avenue | 9439 0300 | 9439 0313 |
| Mandurah | 11 Pinjarra Road | 9535 5788 | 9535 7156 |
| Manjimup | Unit 10, 30-32 Rose Street | 9771 1200 | 9771 1254 |
| Meekatharra | Main Street | 9981 1115 | 9981 1128 |
| Merredin | 44 Mitchell Street | 9041 1744 | 9041 2055 |
| Midland | 21 Old Great Northern Highway | 9250 9191 | 9274 3519 |
| Mirrabooka | 6 Ilkeston Place | 9344 0555 | 9344 0527 |
| Narrogin | 11-13 Park Street | 9881 1299 | 9881 2802 |
| Northam | 297 Fitzgerald Street | 9622 1500 | 9622 3643 |
| South Hedland | Cnr Brand & Tonkin Street | 9172 0800 | 9172 0888 |