



**REPORT - 2017/18**



**Creating new beginnings for women**



A close-up, profile shot of a woman with long, light brown hair tied back. She is looking down and slightly to the right. She is wearing a light purple short-sleeved shirt, a large gold hoop earring, a gold ring on her finger, and a gold watch with a blue and white metal bracelet. Her hands are resting on a dark wooden surface. The background is a blurred outdoor setting with green foliage.

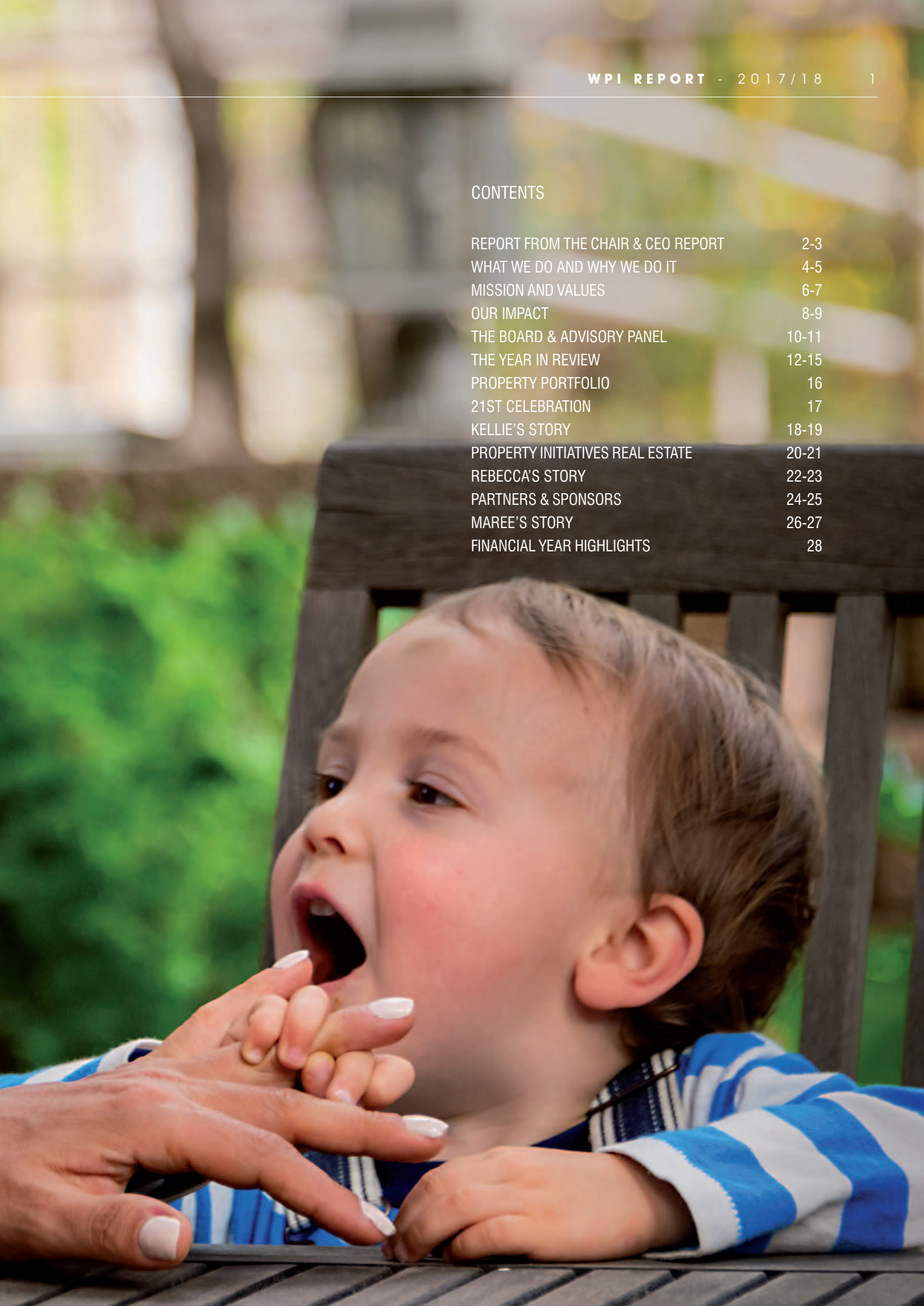
Women's Property Initiatives is a not-for-profit, community housing organisation that creates new beginnings for women facing homelessness, by providing permanent and affordable homes, access to support networks and ongoing advocacy. We have been providing long-term housing solutions for women on low incomes and their children for 22 years.

We currently provide high-quality, permanent homes for over 200 women and children around Melbourne and we are continuing to grow with 10 additional homes under development.



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# Report from the Chair

I wish to acknowledge the women and children to whom we provide housing. Their gratitude, and the change we see in their lives once they have stable long term housing, is the reason we keep striving to grow.



It is inspiring to hear the stories of the women and children who, given the stability and security of living in a WPI property, have found employment or study, community and happiness.

WPI has continued to work with partners to find innovative solutions to the growing need for affordable housing. We now have 83 properties housing more than 200 women and children. A number of new developments are underway and in the pipeline.

We're particularly pleased that after several years of effort, our older women's housing project is underway, supported by the Lord Mayor's Charitable Foundation, Mercy Foundation, Gandel Philanthropy and Homes for Homes. Women over 55 are the fastest growing group of homeless, so the need for more affordable housing is urgent. The pilot in Beaconsfield will establish the framework for this innovative model that can be expanded in the future.

Our social enterprise, Property Initiatives Real Estate, continues to grow. With a growing portfolio of 150 properties under management, it also executed two conjunctional sales this year and will be important to future financial sustainability.

It is the organisations and individuals that support and partner with us that enable us to impact positively on the lives of so many women and children. We would particularly like to thank Portland House Foundation, Lord Mayor's

Charitable Foundation, the Edward Wilson Trust, Victorian Property Fund, Mercy Foundation, Ian Potter Foundation, Westpac and Bank of Melbourne for significant contributions to our work this year; our generous Advisory Panel members; and the many who have contributed pro bono time and expertise.

We're privileged to have talented and passionate women on our Board and have had three new directors with a strong connection to WPI join us this year. Katie Struthers joins the Board after several years as an external member of the Audit and Risk Committee; Donna Rayner rejoined the Board; and Ellie Schwab joined the Board after being part of our Advisory Panel. We are delighted to have the expertise of new external members on our committees with Laura Murray joining the Strategic Planning and Business Development portfolio and Sally Bradley joining the Audit and Risk Committee. These Board and Committee appointments further strengthen our skills in the financial, legal, property and risk areas.

Our CEO Jeanette Large and her dedicated team continue to amaze us with their passion, resourcefulness and hard work. They continue to show compassion and care for our tenants, careful management of our new projects, and sound management of the organization. Thank you to the team for your outstanding work.

Finally I would like to acknowledge and thank the women and children who live in our properties. Your resilience and strength in building new lives on the foundation of secure housing is our inspiration; your joy is our reward.

**Debra Mika**  
Chair, Women's Property Initiatives

# CEO's Report

What a year it's been! We celebrated a major milestone and made significant progress toward our goal of creating new beginnings for more and more women and children by providing permanent, secure homes.



Our 21st celebration was certainly a highlight and an opportunity to thank the many funders, volunteers, donors and partners that we have worked with along the way. From 11 homes back in 1996, to the 83 that we own and manage today, we have changed the future for many women, and we are continuing to grow.

We settled on two parcels of land, one in Beaconsfield for our older women's housing program pilot and one in Pakenham on which we will build six homes for disadvantaged women with dependent children, many of whom will have experienced family violence. Our dedicated team has other very significant projects on the horizon as we strive to continue to increase our impact.

It was disturbing, but not surprising, to see the trends towards increasing homelessness in Census data released during the year - particularly in very vulnerable groups like single parents and older women. We remain committed to shining a light on the issues around gender inequality and its impact on women's access to affordable housing. It is encouraging to see that governments and members of the community are acknowledging the gender dynamics at play with homelessness. We are also keen to dispel the myths around homelessness. Fortunately, the vast majority of women we help have not been forced into a position of rough sleeping - but that doesn't mean they have not experienced homelessness. Census data highlighted the

enormous number of our homeless who live in severely overcrowded and highly inappropriate settings like rooming houses, couch-surfing and even in cars. Many of the women we work with have been in this position.

We also work with many women who are approaching the point of homelessness and thankfully we are able to change the future for them before they reach it. We make no apology for our housing first approach and striving for prevention rather than cure! I would like to thank all of our supporters, volunteers - most particularly our wonderful Board, our Advisory Panel and our probono partners - and the amazing and committed team of staff at WPI. Your work changes lives!

A handwritten signature in black ink that reads "Jeanette Large".

**Jeanette Large**  
CEO, Women's Property Initiatives

The feedback we get  
from the women  
that we house  
and the impact a  
home makes on  
their children inspire us  
to keep striving.



# What we do and why we do it

WPI believes that an affordable and secure home changes a woman's future. A stable home enables women and their children to maximise their opportunities. They can become empowered, confident and engaged in their communities.

## WHAT WE DO

For over 20 years WPI has provided long-term housing solutions for women on low incomes and their children. We currently provide high-quality, permanent homes for over 200 women and children, located in thriving communities around Melbourne. Our tenants pay affordable rents that are limited to no more than 30% of their income.

We have a housing first approach, based on our belief that a secure home is required before women can address other challenges in their lives. We work with local support agencies to make sure that women and children have connections, support and links to their communities in order to make their new beginning a permanent change.

An affordable rent enables them to do more than just survive. They are able to live with dignity and become involved in their communities. Many return to work or study. Some are able to focus on parenting their children after a period of instability and, all too often, exposure to family violence.

Our research shows that our tenants have improved emotional and physical health, employment, personal safety, independence and positive lifestyle choices. They have increased ability to meet family needs, social inclusion and readiness for employment. Children living in our homes show improvements in their social and personal well-being, relationships and educational outcomes.

## WHY WE DO IT

Everyone is entitled to a safe and secure home. Women face the greatest disadvantage in being able to afford or gain access to one. Women earn less than men – 15% less based on the latest figures – and are over-represented in the lowest paying professions. They have less access to employment opportunities and often have limits on their ability to work because they are carers for children or the elderly. In the face of a housing affordability crisis, the inherent financial disadvantage that women face really hits home. This is reflected in women's homelessness

increasing at a faster rate than men's, particularly older women who are now our fastest growing group of homeless. Women are also far more likely to experience family violence – one of the most powerful drivers of housing crisis and homelessness.

The women affected by homelessness, or the threat of it, need long-term housing – beyond crisis or short term solutions – to create a stable future that they can rely on.





## STATISTICS:

- 2 out of 3 people approaching homeless services are women – half of them are escaping violence.
- Between 2011 and 2016 there was 10% increase in the number of women experiencing homelessness.
- Between 2011 and 2016 there was a 31% increase in homelessness amongst older women.
- Women earn 15% less than men and retire with approximately 1/3 of a man's superannuation.
- 1/3 of single parent families live in poverty - 80% of single parents are women.
- 60% of low-income earners are women.
- Women comprise almost 72% of all part time employees.
- In Victoria, there was a 67% increase in the number of women 65 years or older who are experiencing homelessness.
- The person most likely to seek help for homelessness in Victoria is a 25-34 year old woman.



Everyone  
is entitled to  
a safe and  
secure home.

# Mission & Values

Our work is focused on our mission - to build a secure future for women and children in need by developing and providing good quality, long-term, affordable housing. When necessary we connect our tenants to support networks that can help them overcome other challenges. We also advocate on behalf of women for more affordable housing, financial security and gender equality.

Our society needs innovative solutions to address declining housing affordability and increasing homelessness.

WPI strives to be part of the solution, to innovate and to increase its housing stock and change the future for more women. We actively seek and foster partnerships within the private, public, philanthropic and community sectors. In 2017/18 we received generous contributions to new and existing projects from the Victorian Property Fund (the Victorian State Government), Lord Mayor's Charitable Foundation, Portland House Foundation, the Ian Potter Foundation, the Mercy Foundation, Bank of Melbourne Neighbourhood Fund and the Westpac Foundation. Our pro bono supporters are also vital to the running and growth of our organisation, as are our tireless volunteers. A full list of supporters appears later in this report.

With generous investment from philanthropic supporters and government we commenced two major projects in 2017/18. With the purchase of land complete and planning underway, they will add 10 additional dwellings to our portfolio. One is a six-home development in Melbourne's outer east that will cater for single mothers with up to 3 children and the other is our older women's program, also in the eastern suburbs, which is an innovative approach to the supply of housing for single women over 55.

We continue to be guided by our values. In all of our work we strive to be respectful, inclusive, ethical, accountable, collaborative, pro-active, committed, intelligent and service driven.





# Equality

Everyone has the right to  
secure and affordable housing

# Empowerment

We enable the transformation of women

# Permanency

We provide homes that are  
long-term solutions

# Agility

We are nimble and adaptable  
in our approach

# Synergy

Working together we can  
make a difference

# Positivity

We can spread optimism  
by sharing our impact












# Our Impact

There are many myths around homelessness. The rough sleepers we see all too regularly represent only 6% of our homeless. An enormous number of our homeless live in overcrowded, inappropriate and unsafe accommodation. Most people don't identify these people as homeless – in fact they often don't identify themselves that way.

Homelessness has many forms, from couch surfing, living in cars to obtaining shelter in temporary (and often unsafe) settings like motels and rooming houses.

The women we work with are diverse. Very few of them have reached the point of sleeping outside but that doesn't mean they haven't experienced homelessness, threats to their safety and the anguish that goes with being in housing crisis. They come from all walks and stages of life. Women who are fleeing family violence or are new immigrants. Women who have spent time in prison. Older women who no longer have the resources to pay private rents or women and mothers who are staying with relatives, on a friend's couch or in a caravan. These women are resourceful and determined to keep themselves and their children safe. Many of them work in some capacity but it is almost impossible to be an engaged and productive member of society when you don't have a secure and stable place to live. Too many women stay in unsafe situations because they have nowhere to go.

## TENANT SNAPSHOT

|  |   |  |   |   |
|--|---|--|---|---|
| <b>Individuals housed</b><br><br><b>219</b>                                   | <b>Children housed</b><br><br><b>131</b>                                   | <b>Number of homes</b><br><br><b>83</b>               | <b>New households assisted</b><br><br><b>8</b>         | <b>Households homeless at allocation</b><br><br><b>60%</b> |
| <b>New households with an experience of family violence</b><br><br><b>38%</b> | <b>Individuals with a non-English speaking background</b><br><br><b>72</b> | <b>Individuals with a disability</b><br><br><b>26</b> | <b>Individuals that are indigenous</b><br><br><b>5</b> |   |

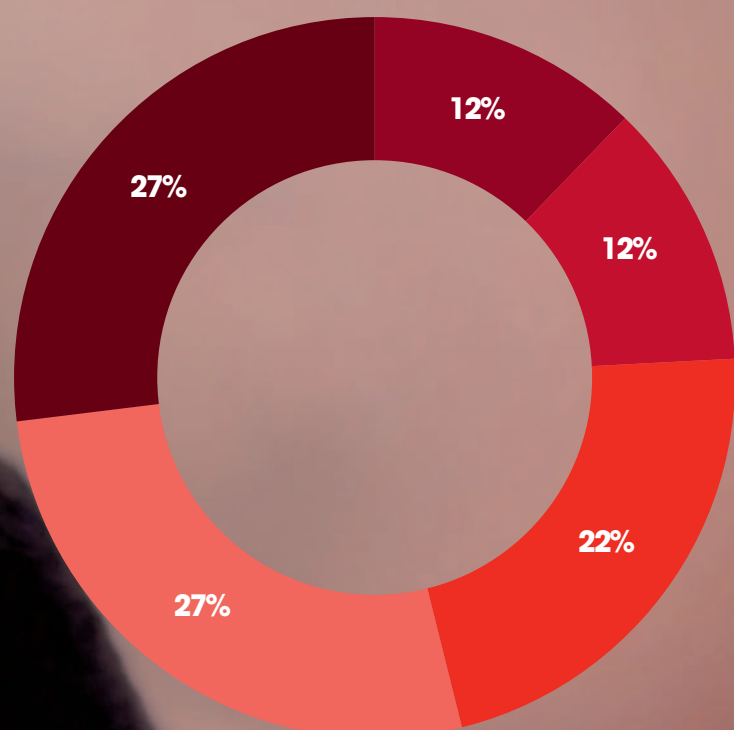


## The biggest drivers of homelessness are housing affordability, family violence and financial hardship.

- Only 6.4% of private rental properties in Victoria are affordable for low income earners.
- Less than one in every 100 private rental properties in Victoria is affordable for a single mum on benefits.
- Homelessness services turn away 261 people every day because there is no accommodation. 60% of people approaching these services are women.

### OUR TENANTS

- CHILDREN 12 AND UNDER ●
- WOMEN UNDER 50 ●
- CHILDREN 18 AND OVER ●
- WOMEN 50 AND OVER ●
- CHILDREN 13-17 ●



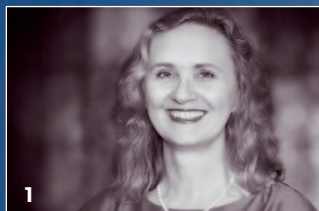


# The Board and Advisory Panel

Working tirelessly the Board continues to grow WPI and are committed to providing affordable housing for vulnerable women.

## THE BOARD

Women's Property Initiatives is a not-for-profit company limited by guarantee, managed by a voluntary board of highly skilled women from the private, government and community sectors.



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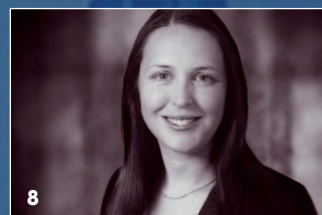
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- 1 Debra Mika** - Chair  
Convener of the Strategic Planning & Business Development Committee.
- 2 Carmel McCormack** - Vice Chair  
Member of the Strategic Planning & Business Development Committee.
- 3 Christine Gilbertson** - Treasurer  
Convener of the Audit & Risk Committee.
- 4 Jeanette Large** - Company Secretary & CEO  
Member of the Strategic Planning & Business Development & Audit and Risk Committee and social enterprise Board Member.
- 5 Alyssa Caplan** - Director  
Strategic Planning and Business Development Committee.
- 6 Donna Rayner** - Director  
Member of the Audit and Risk Committee.
- 7 Ellie Schwab** - Director.
- 8 Katie Struthers** - Director  
Member of the Audit and Risk Committee.
- 9 Noral Wild** - Director  
Social enterprise Board Member.



Retired - **Jane Standish**



Retired - **Beverley Kliger**

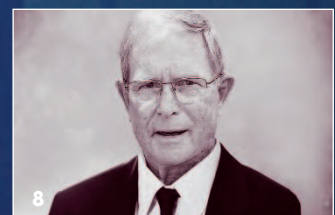
For information on our Board of Directors' background, skills and experience please visit [wpi.org.au](http://wpi.org.au)



## ADVISORY PANEL

We also work with a group of talented and generous individuals who bring skill from a wide range of areas including development, property, finance, legal, planning and communications. The advice these volunteers provide to us on a broad spectrum of issues and projects is invaluable.

- 1 David Allt-Graham**  
GM of Residential Development - MAB Corp.
- 2 Simone Holding**  
Partner, Construction & Projects - Maddocks.
- 3 Natalie King**  
GM - JG King Homes.
- 4 Miriam McDonald**  
Consultant - Maddocks.
- 5 Roslyn Odgers**  
Director - Westpac Private Bank.
- 6 Bernie O'Sullivan**  
Principal - Bernie O'Sullivan Lawyers.
- 7 Shelley Penn**  
Principal - Shelley Penn Architect.
- 8 James Pullar**  
Rotary Club Melbourne.
- 9 Ellie Schwab**  
Head of Office Portfolio - Dexu Property Group.
- 10 Michelle Traylor**  
Lead Creative Strategist - Mamatray.
- 11 Carolyn Viney**  
Executive General Manager, Development - Vicinity Centres.
- 12 Karen Woo**  
Community Development Manager - Frasers Property.





# The Year in Review

Another busy year saw us complete one project, move forward with another two projects, and explore other very promising opportunities. Our aim is always to continue to expand our housing portfolio and create new beginnings for as many women as possible. With the support of government, corporate organisations, philanthropists and others in the community sector, we will build more homes in 2018/19 and continue to be involved with a range of exciting initiatives. We remain committed to advocacy for vulnerable women and much of our activity shines a light on gender inequality and its impact on housing options for women.

## OLDER WOMEN'S HOUSING PROGRAM

There has been coverage of the issues surrounding the growth of older women's homelessness in the past year. Factors like low incomes, job loss, low superannuation, a breakup, loss of a spouse or poor health often lead to women facing housing insecurity, even homelessness, for the first time when they are older. Some endure unstable or grossly inadequate housing. Many have been independent, worked their whole lives and raised children, but now have limited income and need assistance for the first time.



Artist's impression of the homes in Beaconsfield.

Our research has identified a significant group of women over 55, with a modest level of assets, who don't qualify for social housing, yet they have limited or no working career ahead of them and certainly can't afford a home of their own. These women are locked into the private rental market, characterised by insecurity of tenure and diminishing affordability and their savings are eroded by high private rents.

Our Older Women's Housing Program takes a different approach to the supply of affordable housing. Low-income women over 55 with modest assets can invest them to secure a high quality, accessible home into the future. They will still pay rent on the property, but it will be income based and affordable, and their capital investment will be secure.

These women won't have to contend with unstable or inappropriate housing and it will prevent them from becoming homeless or requiring more costly social housing in the future.

We have secured a site in Beaconsfield, in Melbourne's outer east, for the program pilot and we are talking with a sizeable group of women who have expressed interest. Subsidies for this pilot have come from philanthropic organisations Lord Mayor's Charitable Foundation, Gandel Philanthropy and the Big Issue's Homes for Homes and the Mercy Foundation the Mercy Foundation, Gandel Philanthropy and the Big Issue's Homes for Homes. Four private, architect designed houses will be constructed on the site which is close to public transport, health services, shopping, and community facilities. Our aim is to rollout this program on a much wider scale and to create a model that is useful for other community housing organisations to house older women at significantly lower cost. A comprehensive evaluation of the pilot, funded by a grant from the Ian Potter Foundation and the Westpac Foundation, will be presented to both state and federal governments.

## PAKENHAM DEVELOPMENT



Artists impression of the homes in Pakenham.

In 2017, WPI responded to Cardinia Council's invitation to submit a proposal for community housing on a site in Pakenham. WPI was the successful applicant, with our proposal gaining the support of all Councillors and the CEO. In June, WPI acquired the land in Pakenham from Cardinia Shire Council (at a significant discount to market value), to build 6 two-bedroom and three-bedroom affordable rental properties. This project was awarded \$1.3 million in construction funding from the Victorian Property Fund.



The six homes on this site will house families and respond to the high needs of local women and children for affordable housing, including the many who are escaping family violence.

The site is located in a well-established residential area in close proximity to the town centre, public transport, local kindergarten, primary school and secondary college. It benefits from three street frontages. We will construct two single-storey and four double-storey houses on the site. The single-storey houses will be fully accessible. Each property is a detached brick veneer house and has its own street address, garage and substantial private back garden. Design maximises light and maintains neighbourhood character, avoiding overshadowing. They will have landscaped, low maintenance, front gardens and separate, fenced back gardens between each property and adjacent existing homes.

WPI already has two properties in Pakenham and has strong links with local support services that offer transitional housing, women's outreach and family violence outreach.

## ST ALBANS HOUSE



Tree planting at St Albans.

The construction of this three bedroom home using the frame of a house that was used as a performance piece in the Big West Festival in 2016, was completed with a great deal of assistance from Grocon, the Edward Wilson Trust, architect Nigel Bertram and other donors. This contemporary construction is now home to a mother and her three children. Hassell generously provided us with a garden design and then assisted us with tree planting at the site along with Architects without Borders, Grocon, SJB Architects and Tract Consultants. It was wonderful to have such enthusiastic volunteers to complete the outdoor spaces for this family.

## TENANCY AND PROPERTY MANAGEMENT

We had some staffing changes in Tenancy and Property Management and welcomed our new manager, Karina Carroll. The team worked to manage issues and ensure the appropriate fit in terms of tenant selection. They have a close working relationship with our tenants and support service providers to facilitate sustainable, long-term tenancies. Our annual tenant



The tenancy and property team working with tenants.



The tenancy and property team working with tenants.

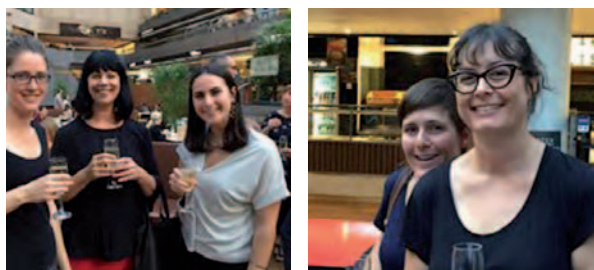
survey established that tenants find our staff approachable and know how to get help when they need it. They believe that our properties are well maintained and that they are listened to and responded to when problems arise. We are still awaiting the implementation of the Victorian Housing Register, but have taken the necessary steps to be ready for it.

I have a lounge room,  
a bedroom and a  
balcony. I can invite  
people over and  
I have privacy.

**WPI Tenant**



## INTERNATIONAL WOMEN'S DAY MOVIE NIGHT



Supporters and friends enjoying our IWD movie night.

We once again held our movie night fundraiser, with an entertaining screening of *Finding Your Feet*, a feel-good movie celebrating the strength and resilience of women. It was great to see so many supporters and friends at this well-attended event. International Women's Day, with a 2018 theme of Press for Progress towards Equality, is a good time to come together and celebrate women supporting women. Everyone enjoyed the evening, especially with fantastic raffle prizes donated by Alpha60, SuperNormal and Mamasita.

## PLANNING INSTITUTE OF AUSTRALIA AWARD



Jeanette Large and PIA Victorian President, Laura Murray.

We were thrilled to be awarded the Planning Institute of Australia's Presidents Award at a celebrations of planning achievements in Victoria, held in November 2017. We were

recognised for our 21 years of work to providing women on low incomes with long-term housing solutions via a range of innovative projects and co-operative partnerships in the public, private and community sector. Presented at an event held at Melbourne University, the award was accepted by CEO, Jeanette Large.

## PROGRAMS

With generous funding from the Lord Mayor's Charitable Foundation Youth in Philanthropy program, we ran first-aid training for tenants who are mothers or carers of young children. The women were very grateful for the skills and knowledge acquired and the opportunity to continue to build confidence and independence. We also received funding from the Lady Mayoress' Committee to provide bursaries to families with school aged children to take part

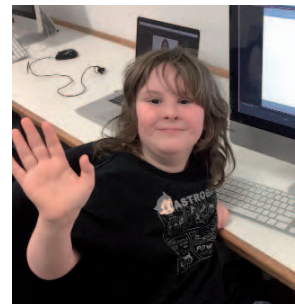


Tenants undertaking first aid training.

in creative after school activities. This helps children build social engagement and connections in their communities. Bursaries were provided for dance, trampolining, gymnastics, drama, animation and martial arts, and were enthusiastically received. The Lady Mayoress committee also made us one of the beneficiaries of the Christmas Gift Drive at their annual Christmas lunch. Christmas can be a difficult time when funds are tight, so the surprise gifts put smiles on the faces of many of the children living in our homes.



Christmas presents from the Lady Mayoress Committee.



Animation course as part of our kids creative arts program.



## RAISING THE PROFILE

We continued to raise WPI's profile throughout the year with generous invitations to speak at Headspace, Women in Super, Sustainability Victoria, Rotary, Soroptimist Society, Australian Housing Institute, The Lord Mayor's Charitable Foundation, The Jack Brockhoff Foundation, The Lady Mayoress Committee, Australian Property Institute and Cardinia and Casey Affordable Housing Summit. It was great to be represented on panels at the National Housing Conference, the National Homelessness Conference, Moreland Council, PauseFest and the Melbourne Women's Fund Forum. We received coverage from, Sky News, Domain, ProBono, Architecture Australia Magazine, Leader publications, Generosity, ABC news, Radio National, ABC radio, and ABC's the Conversation Hour.



Australian Property Institute Women in Leadership Breakfast.



National Housing Conference.



Melbourne Women's Fund Forum.



Our youngest fundraisers.



Students visit from McKinnon Secondary School.

Ongoing advocacy around homelessness and the universal right to access affordable housing continues to be one of the most important ways for us to create new beginnings for low income women. We welcome every opportunity to discuss these issues.

## OLDER WOMEN'S HOUSING AND HOMELESSNESS WORKING GROUP

Jeanette Large represented WPI in the National Older Women's Housing and Homelessness Group. This group, brought together by the Mercy Foundation, consists of housing and homelessness policy leaders, researchers and practitioners. It has been examining policies and advocating for more effective strategies for older women to access affordable, safe, secure and appropriate housing and enjoy good health as they age. A report, *Ageing into Poverty*, was launched at Parliament House and outlines a national agenda for action to address the alarming 31% rise in homelessness amongst older women between the 2011 and 2016 censuses, and the incredible 97% increase in the number of older women forced to rent in an increasingly unaffordable private market over the 10-year period to 2016.

The Federal and State Governments are finalising negotiations on the National Housing and Homelessness Agreement (NHHA). It is essential that the NHHA includes strong actions to address the problems older women face in their access to affordable housing.

## 2017 ANNUAL GENERAL MEETING



2017 Annual General Meeting.

With a more up-scale anniversary celebration, our AGM was a simple and low key event in 2017/18. Along with the other formalities, two long serving board members announced their retirement. We thank Beverley Klinger and Jane Standish for their outstanding contributions. We welcome Katie Struthers and Ellie Schwab to the Board, knowing their skills, expertise and commitment are an asset to the already stellar group of volunteers who provide momentum for WPI's continued growth.



# Property Portfolio

We provide secure, well maintained and functional homes for over 200 women and children. Our 83 properties are located in thriving suburbs around Melbourne and blend into their communities. They have excellent security and amenity and are well located for shopping, services, community facilities and public transport. Our homes are modified where necessary to be accessible.

## WESTERN MELBOURNE

- Fifteen three and four bedroom houses in Truganina and Tarneit.
- One four bedroom house in Braybrook.
- Nine one and two bedroom apartments in Footscray.

## MELTON BRIMBANK

- Eight semi-detached two and three bedroom houses in Cairnlea.
- One three bedroom house in St Albans.

## BAYSIDE

- Two two bedroom apartments in Cheltenham.
- Three one and two bedroom apartments in Highett.

## SOUTH EASTERN MELBOURNE

- Two two and three bedroom houses in Pakenham.

## HUME MORELAND

- Eleven detached three and four bedroom houses in Roxburgh Park.
- Six one and two bedroom apartments in Brunswick.
- Seven one and two bedroom townhouses in Coburg.
- Three two bedroom apartments in Coburg.

## NORTH EASTERN MELBOURNE

- Fourteen one and two bedroom apartments in Bundoora.
- Two three bedroom houses in Epping.

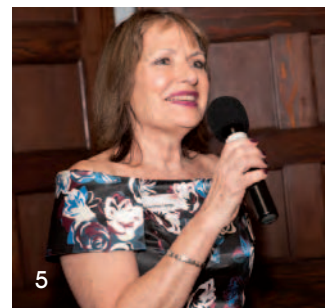


# 21st celebration

In September 2017, WPI celebrated 21 years of changing the future for women. Our cocktail party fundraiser was a great opportunity to acknowledge all of those who have contributed and helped along the way – many of whom were in attendance.

With hilarious MC, Denise Scott, great food and wine and against the stunning backdrop of Chapter House, it was a night to remember. Founding board members, Beverley Kliger and Carmel McCormack outlined the journey and the many obstacles that have been overcome in establishing WPI in 1996 with 11 homes, and expanding our portfolio to include 83 homes in 2017! Thanks to all of our board members, staff and supporters. We especially thank Alpha60, Gilbert and Tobin and Bank Australia for their generous support. Here's to continued growth!

1. Guests celebrating at Chapter House.
2. MC, Denise Scott.
3. Open Canvas artwork for sale.
4. Beverley Kliger and Carmel McCormack.
5. CEO, Jeanette Large welcomes guests.
6. The WPI team.
7. Acknowledging those who have helped along the way.
8. Joy Nunn, Christine Nunn and May Lee.
9. Ellie Schwab, Amanda Lawlor and Michelle Traylor.
10. Friends and supporters.
11. Halei Homei and James Pullar.
12. Jannaya James and Carmel McCormack.
13. Board Chair, Debra Mika.





# Kellie's Story

I was in addiction for 10 years. I got married at 21 and when the marriage broke down, I moved out and I was homeless with a young daughter. I was working but not earning enough to afford rent. I ended up at a rooming house and it was awful. Full of violence and drugs and horrible conditions.

It was frightening being there with my daughter. She went back to live with her dad where at least it was safer. When you're down and out it's too easy to turn to drugs. I never thought I would do it, and it cost me a lot. I had the worst experiences of my life in that place. I was in bad relationships and had another child, a beautiful boy, but I couldn't look after him and he went to live with my brother and his family. It was a good thing because I was in a very bad place.

Three years ago I moved with my partner to Gippsland to get away from drugs. Our relationship was complicated and he was sometimes violent. I reached out for help and did a month of residential rehab and got clean. But I still needed to learn how to stay clean living in the community.

Safety's the important thing now that I have Kai and a chance to do things right.

I've never had a place like this that's so clean and nice - it still feels like a dream.

That's when I started the therapeutic day rehabilitation program in Moe. They gave me the right tools to stay clean on my own. Those people saved me. I think about the poor people who don't have help. Netball was also like a saviour to me – still is. It keeps me connected with a community. Drugs are so isolating and you're just stuck with your own thoughts.

I was clean and that gave me the courage to break up with my partner and tell him he had to deal with his issues. Then I found out that I was pregnant with my son Kai. I was pregnant when I was told I got this place. It was a huge relief. So secure and safe. I was terrified of going back into shared accommodation and what that would mean for us. Safety's the important thing now that I have Kai and a chance to do things right. I've never had a place like this that's so clean and nice - it still feels like a dream. A fresh start. ...new baby. ...new house. You've given me every opportunity to do well. Everything seems so surreal, the surroundings, near my mum, netball is nearby. I want to get my other son back living with me and have a closer relationship with my daughter. I have somewhere for them to come now – my son already comes and stays sometimes. I couldn't reunite with them without somewhere secure and safe.

I'm still focussed on my netball and coaching – I just bundle Kai up and take him with me. Sport is so important – it's an outlet, people who you can talk to and help you deal with things. I want to go back and finish my course because I think I can help young people and talk to them about drugs and alcohol. I would love to help women like me – who can be influenced too easily in the drug world and help them take the control back. You have set-backs but that's part of the learning curve. Be positive, move forward. All the girls at netball know my story, the younger ones are very curious. But I own the bad decisions I made and they respect that. My brother still looks after my son for now, he's been pretty tough on me, but he should be. I go for dinner every week. I've got the best reasons right here to keep my life together – my kids.









# Property Initiatives Real Estate

2017/18 has been both a challenging and rewarding year for Property Initiatives Real Estate.

Property Initiatives Real Estate has continued to grow steadily throughout 2018, with a further increase in organic growth of both properties under management and income.

Property Initiatives Real Estate is a for-profit real estate agency, established to create an alternative income stream to fund the growth of Women's Property Initiatives' (WPI's) housing portfolio. 100% of our net company profits go directly to WPI to provide secure and permanent homes for women and children facing the unthinkable - becoming homeless.

"I was happy with my previous property manager but decided to move to Property Initiatives. I knew I would still receive a quality service, with the bonus that the business profits would provide affordable housing for women and children."

**Property Initiatives Landlord**

We have increased our property management portfolio to 142 properties. This is a 10% increase on last year. Our focus has been on growing the rent roll organically which allows us to target high quality, well located properties and this approach has been very successful. We received income boosts throughout the year from 2 conjunctional property sales, and we will continue to pursue these opportunities in the future. In our third full year of trading, we have built on our past successes and continue to grow.

Our goal for 2019 is to increase our management portfolio, expand our property sales department and achieve our mission of providing profits to WPI so they can develop homes and help build brighter futures for women and children who need it most.

We are grateful for the continued support from Women's Property Initiatives, The William Buckland Foundation, Alfred Felton Bequest, The RE Ross Trust and Social Traders.

The Property Initiatives Real Estate team saw Kristie Looney and Kristal Seaborne both leave to pursue other opportunities, and we wish them every success. The Board would like to particularly thank Kristie Looney who has worked tirelessly to establish and grow the Property Initiatives Real Estate business. We welcome Liz Charles, our new Officer in Effective Control, and our Property Manager, Fernanda Machado. The new team have hit the ground running, and continue to grow the business. It is an honour for our Board to support and guide this wonderful group of committed individuals.

On behalf of Property Initiatives Real Estate, I would like to thank everyone who has supported us as we look ahead to new and exciting opportunities in the year ahead.



**Carol Riley**  
Chair, Property Initiatives Real Estate



## PROPERTY INITIATIVES BOARD

The Board of Property Initiatives Real Estate has provided invaluable knowledge, guidance and encouragement throughout the last year. We acknowledge the contribution of Seamus Bradley, who retired from the Board this year, and welcome Alison Dean.



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- 1 Carol Riley** - Chair  
Director – Alandal Property Consulting P/L.
- 2 Jeanelle Large** - Director, WPI Representative  
CEO – Women's Property Initiatives.
- 3 Alison Dean** - Vice Chair  
Executive Manager – Marketing and Media,  
VincentCare.
- 4 Noral Wild** - Director, WPI Representative  
Regional Director – Jones Lang LaSalle.
- 5 James Winder** - Director  
Head of Group Property & Workplace – Medibank.
- 6 John Castran** - Director  
Managing Director – Castran Real Estate.
- 7 Belinda Abbott** - Treasurer  
Client Director – Deloitte.



Retired - **Seamus Bradley**



# Rebecca's Story

Finding somewhere to live was extremely difficult because our income is low. My uncle rented us a property at a cheaper rate, but he needed to sell it. Most people wouldn't rent to us anyway because we didn't have jobs. It was so stressful looking for a place – things got quite desperate. They were all so much more than we could afford.

I moved in six months ago and I absolutely love it. My mum lives with me at the moment because of my health condition – she's my carer. I have a severe and rare medical condition that means I need to be close to the hospital where I'm treated. We had to move from Wodonga to be close to medical care and that's been hard. There is a big difference in the cost of rents between Melbourne and Wodonga! We would never have moved here without being financially secure - but we didn't have a choice. I haven't been able to work for 6 years because of my illness and Mum had to stop working as well because I couldn't be left alone really – not for long. I never thought this would happen, I thought I would be a doctor! Life throws you curveballs!

It's only a few months, but my stress levels have dropped, and it has had a huge impact on my health. I feel better a lot more of the time. I can go and do things. Mum is happier – we get along better because of it.

My case worker contacted WPI and the timing was right – there was a vacancy. I cried when I found out - I hadn't even seen the place but I was so excited. When I did see it, I loved it. A beautiful apartment in a nice building was not something we thought we would ever live in. It's large enough to provide space for the both of us. I have to stay fairly close to home most of the time because of my health, so a home is so important. The area is amazing with great transport, I can walk to the shops because they are so close. But the stability is the best thing about it. Knowing you won't get kicked out because the landlord is going to sell or that you won't have to move because we will always be able to afford the rent.

It's only six months, but my stress levels have dropped, and it has had a huge impact on my health. I feel better a lot more of the time. I can go and do things. Mum is happier – we get along better because of it. Because I feel a lot healthier she can do stuff by herself, not having to constantly look after me. Mum wants to eventually move back to Wodonga because the rest of the family is there, and it seems possible now. My sister, brother in law and niece live quite close and we can visit often. My niece can even come for sleepovers and having family nearby has made all the difference.

I want to get back to what I was going to be, and this has made it possible. I want to go back to uni. I was studying podiatry, and I can't do that now because of my condition, but there are lots of other things I am passionate about, like animals. I want to get a rescue cat and it's amazing that I'm able to now because I have a secure living situation.

I've reconnected with some school friends in Melbourne and I'm even going to be a bridesmaid at my friend's wedding. These are positive steps forward that I wouldn't be able to take if I hadn't moved in here. I can't say enough nice things about WPI. The staff are so supportive.





# Partners & Sponsors

WPI's objectives can only be realised because of strong partnerships, generous philanthropic funding and pro bono support from a wide range of organisations and individuals. Our relationships with these entities and people enable us to increase the affordable housing we are able to provide in order to change the future for women. We are extremely grateful to all of the following for their contribution to WPI this year.

## PHILANTHROPIC FUNDERS

Alandal Property Consulting  
 Alfred Felton Bequest  
 Bank of Melbourne Neighbourhood Fund  
 Besen Family Foundation  
 Dexus  
 Erdi Foundation  
 Estate of The Late Edward Wilson  
 Gandel Philanthropy  
 Homes for Homes  
 Lord Mayor's Charitable Foundation  
 Perpetual Trustees – Percy Baxter Charitable Trust  
 RE Ross Trust  
 The Ian Potter Foundation  
 The Mercy Foundation

The William Buckland Foundation  
 The Portland House Foundation  
 Victorian Property Fund  
 Victorian Women's Benevolent Trust  
 Westpac Foundation

## PRO BONO CONSULTANTS

Arnold Bloch Leibler Lawyers – Tanya Bastick, Robert Deev  
 Michael Christofas  
 Simone Curley  
 Sally Bradley  
 Beveridge Williams – Alisanne Green  
 Ecovantage – Bruce Easton  
 Catherine Easton  
 Centrax – Mehran Erfanian  
 Ethos Urban – Josh Maitland  
 EY  
 Grocon  
 J.G King Homes  
 Joan Fitzpatrick  
 Jones Lang LaSalle  
 George Konopnicki  
 Maddocks Lawyers – Rachel Grant, Luisa Cursio,  
 Jonathan Hourigan, Ian Beattie, Natalie Burgess,  
 Lauren Gillet, Simone Holding,  
 Miriam McDonald, Alicia Sheridan  
 Mamatray – Michelle Traylor, Amanda Lawlor and Angie Caro  
 May Lee  
 Stephanie Andrews, Su-Ying Xie  
 Laura Murray  
 Bernie O'Sullivan Lawyers  
 Objetda – Jarrett Skinner  
 Public Property – Elizabeth Jackson  
 PWC – Katya Crema, Jim Dolkas  
 Schored Projects – Sophie Dyring  
 Liss Ralston  
 Jonathon Shepherd  
 Russell Kennedy Lawyers  
 Rob Simpson  
 Warren Tate  
 Robyn Sinclair  
 Walker Bai – Stephanie Bullock  
 Adam Woods  
 Carol McKelson Timmins

Our Mission is to build  
 a secure future for  
 women and children  
 in need by developing  
 and providing good  
 quality, long-term,  
 affordable housing.



We would like to thank the many generous individuals and organisations that have made donations - large or small - to WPI in the past year. There are too many of you to mention here - but you are helping to create new beginnings for women at risk of homelessness.

#### **BUILDERS & DEVELOPERS**

Crowley Constructions  
Grocon  
Frasers Property  
Hutchinson Builders  
JG King Homes  
Lendlease  
MAB Corporation  
Motion Property

#### **BUSINESS**

Alpha60  
Bank Australia  
Bendigo Bank, Community Sector Banking  
Centrax Computer Services  
Dexus  
Floyd Energy  
F2 Design  
Inspect Real Estate  
Gilbert and Tobin  
NAB  
NMBW Architecture – Nigel Bertram, Marie Le Touze  
Make Architecture  
Mamatray  
Objetda Design  
Perrett Simpson  
Pitcher Partners  
PLP Building Surveyors  
Prowse Quantity Surveyors  
PRP Valuers  
Reddo Building Surveyors  
RP data – Core Logic  
Bourke  
Schored Projects

#### **NON GOVERNMENT ORGANISATIONS**

Berry Street  
Centre for Non-Violence  
Haven Home Safe  
Housing Choices Australia  
Housing First  
Justice Connect  
Launch Housing  
Matrix Guild  
McAuley Community Services for Women

Melbourne City Mission  
Merri Outreach Support Service (MOSS)  
NEAMI  
Plenty Valley Community Health  
Queensfund  
Safe Steps  
Social Traders  
Victorian Homeless Fund  
WAYSS  
Werribee Housing & Support Service  
Whittlesea Community Connections  
Windermere  
WIRE  
WISHIN  
Women's Health West  
YWCA

#### **LOCAL GOVERNMENT**

Brimbank Council  
City of Melbourne  
Darebin Council  
Moreland Council  
Mornington Peninsula Shire  
City of Whittlesea  
Cardinia Shire Council

#### **NON PROFIT SUPPORTERS**

Australian Institute of Architects  
Community Housing Industry Association Victoria  
Council to Homeless Persons Victoria  
Equality Rights Alliance  
Good Company  
Housing for the Aged Action Group  
Karma Currency  
National Council of Women Victoria  
Our Community  
Older Women's Network  
Planning Institute of Australia  
Property Council of Australia  
Social Traders  
Soroptimist International  
United Way  
UDIA  
VCOSS  
Women's Donors Network

# Marree's Story

I've lived in my WPI home for 8 years. I don't want to think about where I'd be if I wasn't here. I'd always struggled to afford decent and secure housing. It was a constant battle.

I found WPI through a program supporting women who had been in prison. Through some bad luck and some bad decisions, I got into trouble and went to jail. Before I went in I lived in a terrible boarding house. My kids were young and I was trying to share custody with my ex but I couldn't because it wasn't safe. I wanted to spend time with them before I went to jail but I couldn't.

So many people in jail were just in and out, in and out. Most of them didn't have secure housing – it was a really big factor in them getting into trouble over and over. I tried to learn as much as I could in jail, doing courses and getting skills. You are completely removed from the real world and there is really no support when you come out. I was lucky to get transitional housing, otherwise I would've had nowhere to go. I re-connected with my daughters and got as many hours as I could working as a cleaner. I felt valuable and busy and I wanted my kids to see me working as well and doing everything I could to be a normal parent.

Recently I've had health issues which stopped me from working full time, and now even part-time. Without community housing, where the rent is based on my income – I would have lost my home.

When I looked for permanent housing I panicked. Most of the rentals were dumps, and even then, I couldn't afford them. I couldn't have had my daughters there.

WPI offered me a beautiful new house in a new suburb. I couldn't believe the light and the space. There wasn't much around when we moved in, but it's grown and my neighbours are good. WPI helped me get furniture and I've made lots of improvements. With affordable rent I could work and save to get things I want.

We've had lots of celebrations here. 21sts, Easter egg hunts, Christmas dinners. Simple things but you can't do them without a stable home. One that you won't get kicked out of for no reason and the rent won't go up higher than you can afford.

My daughters had this as a base. They spent time with their Dad, but they come back and know that I was here. I could have a real relationship with them. One of my daughters has passed away and that was a terrible blow. But now my granddaughter spends time here – I've just had her for the holidays. I want her to live here permanently and she wants to come as well because she likes the area and our neighbours. My other daughter is moving nearby which is amazing.

I worked as much as I could and never got behind with rent – I was usually ahead. Recently I've had health issues which stopped me from working full time, and now even part-time. I miss working – getting out there and talking to people. Without community housing, where the rent is based on my income – I would have lost my home. With my health being bad at least I knew that my house wouldn't be yanked out from under me.

I've done courses with a local training organisation and I help with some of the disadvantaged young people they work with. I tell them not to listen if they're told they won't amount to anything. Just keep trying.





# Financial Year Highlights

FOR THE YEAR ENDED 30 JUNE 2018

|   | YEAR ENDED<br>30 JUNE 2018 | YEAR ENDED<br>30 JUNE 2017<br>(Restated) |
|---|----------------------------|--|
|   | \$                         | \$                                       |
| <b>REVENUE</b>  |                            |  |
| <b>Total revenue</b>  | <b>2,112,029</b>           | <b>5,583,297</b>                         |
| <b>EXPENSES</b>   |                            |  |
| Salaries and employee                                       | 474,848                    | 438,001                                  |
| Depreciation and amortization expenses                      | 446,316                    | 367,127                                  |
| Other   | 851,011                    | 827,553                                  |
| <b>Total expenses</b>                                       | <b>1,772,175</b>           | <b>1,632,681</b>                         |
| <b>Surplus for the year</b>                                 | <b>339,854</b>             | <b>3,950,616</b>                         |
| Other comprehensive income                                  | -                          | -  |
| <b>Total comprehensive income for the year</b>              | <b>339,854</b>             | <b>3,950,616</b>                         |
| <b>SUMMARY FINANCIAL POSITION</b>                           |                            |  |
| Total assets  | 25,160,643                 | 24,907,068                               |
| Total liabilities   | 5,530,820                  | 5,617,099                                |
| <b>Total members' funds</b>                                 | <b>19,629,823</b>          | <b>19,289,969</b>                        |
| <b>CASH FLOWS</b>   |                            |  |
| Net cash inflow from operating activities                   | 37,042                     | 4,002,010                                |
| Net cash outflow from investing activities                  | (1,526,432)                | (3,725,937)                              |
| Net cash outflow from financing activities                  | 520,586                    | (129,478)                                |
| <b>Net increase/(decrease) in cash and cash equivalents</b> | <b>(968,804)</b>           | <b>146,595</b>                           |

The financial year highlights shown above are based on the audited financial statements for the year ended 30 June 2018 including the comparatives for the year ended 30 June 2017 (restated).

Audited accounts are published on [www.wpi.org.au](http://www.wpi.org.au)





# REAL ESTATE THAT CHANGES LIVES

**property**initiatives  
REAL ESTATE

We focus on two things, our customers and our cause. 100% of our profits are used to provide secure and permanent homes for women and children facing the unthinkable – becoming homeless. This cause is what drives us to deliver outstanding results in property management, leasing and sales.

Through our knowledge and experience in the real estate industry, our team of property specialists respond to your individual needs, create honest and trusting relationships and deliver the best possible return on your investment – every time. You won't have to compromise on price or service.

So, if you are someone who likes to feel good while doing good, choose Property Initiatives.



0408 397 540  
[liz@propertyinitiatives.com.au](mailto:liz@propertyinitiatives.com.au)  
[propertyinitiatives.com.au](http://propertyinitiatives.com.au)







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Victorian Women's Housing Association Ltd,  
trading as Women's Property Initiatives

ABN 64077478696  
ACN 077478696

[www.wpi.org.au](http://www.wpi.org.au)

### OUR PRIMARY SUPPORTERS

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