

JUST HOME

MARGARET RIVER INC.



ANNUAL REPORT 2025-2026

PREPARED BY

ALICE MARSHALL &

REBECCA ROBERTS



ACKNOWLEDGEMENT OF COUNTRY

Just Home Margaret River Inc. meet and work on the land of the Wadandi and Pibelmen peoples, and we acknowledge that sovereignty has never been ceded.

We pay our respects to Elders past, present and emerging.

We acknowledge that First Nations Peoples are most affected by housing injustice, including dispossession and displacement from Country, and we commit to working in partnership with First Nations peoples to ensure their rights are upheld.

We stand with First Nations movements and activists who are claiming their rights for self-determination.

Just Home is inclusive of people in all their diversities, particularly people who experience marginalisation. We recognise that the struggle for housing justice is interconnected with all struggles for social justice, equity and rights.



Group Photo for Connections Week Media release 2026—Committee members, staff and supporters



A WORD FROM THE CHAIR

REBECCA ROBERTS

Kaya ~ some of you will know that I'm fairly new to Margaret River, having moved here 2 years ago when I retired, to be close to my family. Then I started volunteering to contribute and meet this new community.

Hence, it's an honour to be presenting Just Home's Annual Report, after being a committee member for 18 months. Recently I stepped into the role of Chair, bringing 16 years of experience in social housing; previous work included supporting people with complex needs and collaborating with residents from diverse backgrounds to develop community-benefiting projects. I trust this will assist both Just Home and the Social & Affordable Housing Taskforce I also Chair, to achieve our shared goals.

Just Home is an incredible grassroots organisation, led by a small team - a heart-centred committee driven to creating varied housing options, so everyone can have a safe and affordable home. Just Home is the voice for people with lived experience of homelessness and our advocacy work is broad and well supported by Augusta Margaret River Council and community; all of whom understand our work is unpaid, meaning we solely exist on donations, grants and fundraising, for which we are deeply grateful.



In March 2026, Just Home coordinated Connections Week, which was a significant community driven initiative for our region. AMR Council is a dedicated partner to Just Home, and their Rangers empathy and knowledge helped to survey some of the people sleeping rough. CW event was vastly assisted by businesses, local organisations, frontline workers, and volunteers; with a shared purpose: to understand the real experience of homelessness in Augusta Margaret River to determine a clear path forward. Using a nationally recognised methodology to gather evidence-based data, we strengthened our place-based knowledge of the different housing options and social services required for this region.

Just Home deeply appreciates ARUP, a global consultancy with extensive advisory expertise; whose ongoing pro-bono work over the past couple of years, showed up on the ground in CW, then gave the data meaning and life in the CW Report. All this work valued at approximately \$100,000 ~ thank you.

Connections Week generated remarkable momentum with 44 surveys completed, alongside 25 seasonal worker questionnaires, and the 2-day drop-in hub at MRCC provided food and support for folks experiencing structural disadvantage. The generosity shown by the community was extraordinary, with more than \$40,000 worth of donations, in-kind contributions and volunteer hours offered. Importantly, CW created real connections between service providers, and people with lived and living experience of homelessness, deepening understanding of differing housing challenges, and strengthening networks - JH now shares its office with AccordWest.

The Social & Affordable Housing Taskforce provides a place-based structure for collaboration, information sharing and progressing housing initiatives in the region. In response to the Connections Week recommendations, the Taskforce has refined its strategies and produced a roadmap to tackle the community insights gathered. The Taskforce has a strong focus on short to long term actions and goals that will drive the creation of diverse housing solutions, responding to the realities of AMR region.

In this new financial year, JH is excited by the Taskforce's innovative ideas. Stay tuned by viewing our revamped website, this work generously donated by Resident Coffee, so check our latest news. THANKS



ABOUT JUST HOME MARGARET RIVER INC.

Just Home Margaret River (Inc.) is a grassroots volunteer movement for housing justice in the Margaret River region. Just Home was founded by Dr Naomi Godden and around a year later became an Incorporated Association on 30 May 2017. Just Home subsequently registered as a charity with the Australian Charities and Not-for-profits Commission (ACNC).

Just Home is led by community members with current or previous experience of homelessness and/or housing insecurity, in solidarity and partnership with community members concerned about inequities in our region. We are committed to ensuring that our community has appropriate, accessible, low cost, secure and sustainable housing and shelter options for people on a low income, who may be vulnerable, disadvantaged and/or in crisis, or who may be experiencing homelessness.

We participate in community programs, advocacy and activism to address disadvantage and injustice, and inclusive community education and self-determination for people experiencing disadvantage regarding housing and housing related issues. People with Lived Experience of homelessness and housing insecurity are involved in leading and implementing Just Home's work.



Dr Naomi Godden—Just Home Founder & Chair for 10 years

Stuart Carrick—Just Home Founding member & now Deputy Chair



OUR PEOPLE



Just Home Committee 2025—2026

Chair—Rebecca Roberts

Chair—Ned Reilly (finished January 2026)

Acting Chair—Stuart Carrick (January 2026—April 2026)

Deputy Chair—Stuart Carrick

Deputy Chair—Michala McMahon (finished April 2026)

Secretary—Alice Marshall

Treasurer—Rachelle Crain

Committee Members—Stuart Carrick, Louise Chambers, Nadine Cauvin, Sue Oliver, Emma

Just Home Staff and Key Volunteers

Administration Coordinator—Alice Marshall

Community Advocacy and Engagement Coordinator—Shona Hunter (finished May 2026)

Volunteer Bookkeeper—Amanda Crawford

Key Volunteers—Nadine Cauvin, Gabriele Diessner, Kieran Weir, Emma Weir, Tamara Epiha, Angela Chua,



Our wonderful Committee and staff for 2026



COMMUNITY DONATIONS THROUGH GIVE NOW

This year we received \$5964.14!

A huge Shoutout to our monthly Donors!

Naomi Godden

Hannes Nitzsche

Wendy Castleden

Lisa Reilly

And a big thankyou to our one time donators!

Tim Clifford

Mary Elton

Chris Martin

Catherine River

Julie McCann

Jessica Bibby

Debbie Chambers

SCAN THE QR CODE TO
DONATE TO JUST HOME



CONNECTIONS WEEK

2-6 MARCH

justhome.org.au

Augusta Margaret River, Wardandi Boodja

Between Tuesday 3 and Friday 6 March 2026, the Shire of Augusta Margaret River (AMR) hosted its first Connections Week – a coordinated, place-based effort to better understand and respond to homelessness in the region.

Connections Week in AMR was initiated locally in response to a recognised gap in evidence demonstrating the extent of homelessness in the region. While homelessness has been consistently observed by local community, there has been limited data available to substantiate the scale and complexity of need.

In response, Just Home Margaret River (Just Home), with funding support from the Shire of AMR, led the coordination and delivery of Connections Week in partnership with local agencies. As a result, Connections Week brought together 16 partners in a collaborative effort including Just Home, the Shire of AMR, Arup, Lamp Inc., Lamp Lights Band, Centrelink, Accordwest, Relationships Australia, Jobs South West, Margaret River Community Centre, Headspace, Greg Boland Lawyer and Citizens Advice Bureau, Salvation Army, Oseca, Resident Coffee Roasters and Lions International. This collaborative, place-based effort enabled the collection of baseline data and provided a clearer, evidence-informed picture of homelessness in the region.

The AMR Connections Week identified 43 people experiencing homelessness through completing Australian Homeless Vulnerability Triage Tool2 (AHVTT) surveys. This included 34 individual surveys and 9 family surveys (comprising of 6 families with 1 child and 3 families with 2 children).

An additional 25 people were also identified as visitors, travellers or seasonal workers, through a targeted snapshot (developed in collaboration with the Shire) highlighting broader housing pressure and population movement within the region.

PROJECT

PARTNERSHIPS



ARUP



aaeh

australian alliance
to end homelessness

CONNECTIONS WEEK

2-6 MARCH
justhome.org.au

Augusta Margaret River, Wardandi Boodja

MAJOR DONATIONS

Lions Club of Margaret River

Tim Clifford MLC (Green Party)

Uniting Church of Margaret River

Rotary Margaret River

Give Now

Pharmacy 777

Margaret River Community Centre

Cape to Cape

Margaret River Community Church

MAJOR

ARUP

SPONSORS



PARTNER SERVICES

AND

ORGANISATIONS

LAMP Inc

Lamp Lights Band

Services Australia

AccordWest

Relationships Australia

JSW

Margaret River Community Centre

Headspace

Greg Boland Lawyer & Citizens Advice

Bureau

Salvation Army

Oseca

SUPER GENEROUS DONATIONS

Augusta Butcher

The Garden Basket

Out 'n' About

Barber Shoppe Margaret River

Yahava

Annapurna

Zani Place

Marmalade Witchy

Fair Harvest

River Fresh IGA

Margaret River Soup Kitchen

Down South Supplies

Woolworths

Coles

Take Two Hair Studio

Margaret River Community Pantry

Margaret River Fresh Produce

Radio Margaret River

Matt's Paradise Cafe



THE UNIVERSITY OF
**WESTERN
AUSTRALIA**

Conservatorium
of Music

THANKS TO UWA GUITAR SCHOOL CLASSICAL GUITAR CONCERT FUNDRAISER FOR JUST HOME

On Friday 26th June, 2026, UWA Guitar Studio partnered with Just Home for a fundraising concert at Nala Bardip Mia—Margaret River HEART.

Local audiences were treated to some of WA's finest musicians performing an exciting and varied program of solo and chamber works on the classical guitar while helping to raise funds for housing justice in AMR—THANK YOU

With 99 tickets sold the concert raised \$1,720 towards Just Home's advocacy!



Homeless facts laid bare

WILL CORBETT

The eye-opening results of a Margaret River-based homelessness study have highlighted a significant issue in the region.

Just Home Margaret River undertook the survey in the early weeks of March with the support of the Shire of Augusta Margaret River.

A group of 43 people experiencing homelessness were surveyed, with 34 individuals and nine families providing their experiences.

The study found the region's issue is primarily affecting middle-aged men, with two-thirds of those surveyed fitting the demographic, sitting at an average of 45 years old.

More than half of those surveyed were sleeping rough, that being outside or in temporary shelters, and a third reported feeling unsafe where they slept.

Results also showed a significant financial hardship beyond housing, with 58 per cent unable to meet day-to-day needs.

The data highlighted significant barriers to accessing basic needs and support, while overlapping complications around mental health, chronic physical conditions and drug and alcohol use were commonly found.

Just Home spokesperson Shona Anne Hunter said the next steps were clear.

"The findings highlight how essential it is to have permanent, place-based services in the



Just Home Margaret River gather for the launch of 2026 Connections Week.



The 43 pairs of shoes represent each homeless respondent in the region.

region," she said. "How can we properly support some of the most vulnerable members of our community if we cannot provide the most basic resources for those facing homelessness?"

Augusta Margaret River shire president Julia Jean-Rice said the results would go a long way to addressing the real issue that is homelessness in the shire.

The data collected during Con-

nections Week will be invaluable for us as we advocate to the State and Federal governments for the funding and services our community needs," she said.

The Just Home report requested the State and Federal government identify and remediate the homelessness issue in the Augusta Margaret River region with several steps.

The report called to establish a place-based multi-agency homelessness alliance to deliberate on the key findings, formulate strategies and engage decision makers in funding commitments, actions and policy changes.

Cars grow for crisis shelter

WARREN HATELY

Community leaders have renewed calls for greater investment in a crisis shelter closer to Margaret River amid reports services in Busselton and Bunbury are reaching capacity.

Population growth in the Augusta-Margaret River shire was heaping pressure on existing services and local social workers believed it was time to treat Margaret River as its own hub. Among those were Just Home deputy chair Michael McMahon who said the closest women's refuge being 40 minutes away wasn't good enough.

"There is a stark divide between the haves and have-nots in the

region and an increase in homelessness," she said.

"Imagine having to flee your home in the middle of the night, without any money or a car. If you manage to find safety at the refuge, how do you then maintain your job in the local community if you can't commute back and forth?"

A Department of Communities spokesperson said more than half a billion dollars had been invested in family and domestic violence prevention since 2017, including an almost \$19 million "uplift" for refuge operators in December.

"The Department of Communities funds nine family and domestic violence services which are available for residents from the

Augusta-Margaret River region and the surrounding areas," they said. "This includes access to accommodation, in-home support such as the Safe At Home program and counselling services."

However, questions remained about how many shire residents were able to access those supports — or were even aware of them — amid ongoing lobbying by the shire for the State to review its perceptions of Bunbury services as adequate for Augusta-Margaret River.

Warren-Blackwood MLA Bevan Eatts recently met with the local women's refuge working group to discuss shortfalls which were now extending to whole families.

"I'm fully aware of how urgent this situation is," Mr Eatts said.

"People in crisis — particularly women and children fleeing family violence — cannot wait years for housing solutions that meet basic safety and dignity standards. We need action now."

The report's follow-up concerns reported by the Times the housing crisis was also heating pressure on families facing even amiable separation because of the lack of alternative accommodation.

A State Government spokesperson said housing markets were under pressure worldwide but Labor was "doing everything it can to bolster the supply of housing throughout the State".



Warren-Blackwood MLA Bevan Eatts.

Housing crisis hurts families

WARREN HATELY

A serious knock-on effect of the region's housing crisis is more families finding themselves with nowhere to go when crisis strikes.

While concerns have surrounded accommodation for many years, residents have spoken to the Times about how the lack of rentals was having a dire effect on families during relationship breakdowns.

One local father, who asked only to be identified as John, not his real name, said his recent trial separation had caused headaches for him because the closest alternative housing he could find was in Mandurah.

"I did Airbnb for a few days and that nearly wiped me out financially," he said.

"There are so many unknowns I already facing.

"Not having anywhere to live while me and my wife try to sort things out, it's just diabolical."

"It's bad enough this is happening, but it just seems like an added hardship, and seeing the impact on my kids is heartbreaking."

While the State Government responded to concerns about crisis accommodation, the more nuanced situation faced by families undergoing change went without comment.

Shire president Julia Meldrum noted as the housing crisis rolled on, "the face of homelessness" was

changing. "Community members and stakeholders are observing a rise in people experiencing homelessness for the first time — people who would never have imagined they'd be in this situation," she said.

"Crisis accommodation providers have told us their clients are struggling to find affordable housing, and even people going through amicable relationship breakdowns are facing the prospect of being left without secure housing."

"A lack of affordable housing is a critical issue which affects everyone in our community, which is why we are urging the State to take action."

Warren-Blackwood MLA Bevan Eatts said housing shortages

were now having a knock-on effect for families because the Government had not done enough outside of its concerns for Perth and Bunbury.

"From what I've seen on the ground, there has been little tangible progress in expanding emergency housing in our region, despite four years of Labor representation and continued calls for action," Mr Eatts said.

Just Home Margaret River chair Ned Reilly told the Times the crisis was due to underinvestment from successive governments.

"Our region must be allocated targeted and adequate resources to meet the real needs of both our most vulnerable residents, and those sitting close to the edge of

crisis and breakdown," Mr Reilly said.

"We also need to have services ready at hand for quick response when families and individuals who are in a stable situation one day, and have their circumstances change dramatically overnight, don't end up abandoned and unsupported by our social body that is supposed to be there to catch people when they fall."

Mr Reilly said these were the circumstances in which Just Home's Housing Information and Referral Services had best served residents.

However, the end of that State funding last year left a void not matched by funded programs operating out of Bunbury.

Call for urgent housing action

WARREN HATELY

Local voices have taken WAA Homelessness Week as a chance to call on the State Government to treat the Margaret River region's housing crisis more urgently.

Sources told the Times worries remained Perth decision-makers had a gilded view of the shire as a wealthy enclave that didn't need access to services provided through Bunbury and Busselton.

Shire of Augusta-Margaret River president Julia Jean-Rice took a less contentious view, but noted more action was needed to meet the gap.

"Despite owning significant areas of suitably located and zoned land in the Shire of Augusta-Margaret River, the State Government has not identified any new funding for social housing within the shire," she said.

"Housing remains a top priority for our advocacy efforts."

"We will continue urging the State to do more to address housing shortages and gaps in essential social services across the shire, and we look forward to seeing tangible measures that support our community."

Homelessness Minister Matt Sheehan said the State Government's ongoing commitment to social housing and homelessness measures since 2017.

The minister also noted the national week's theme of "homelessness action now". Concerns have run high across the Capes for more than a year as the housing crisis continues to bite, disrupting families and forcing some long-term residents to move.

Just Home chair Ned Reilly told the Times the minister's statement was empty words because it failed to point to local projects of significance.



Just Home Margaret River chair Ned Reilly says the State Government has a misperception of Margaret River.

support vulnerable West Australians were important.

"The State Government recognises the strong local advocacy for improved access to housing and homelessness services in regional areas like Augusta-Margaret River," the spokesperson said.

"We are continuing to invest in long-term, evidence-based initiatives to support people at risk of experiencing homelessness in the region."

The spokesperson cited 2300 completed social houses State-wide and 1000 more under contract as well as more than 2000 State-owned houses refurbished since 2020.

No local figures were cited in the response, though the spokesperson said, "nearly 200 social houses" were added across the South West and "nearly 100 more under contract or construction".

Four homes for seniors in Margaret River were undergoing final inspections before taking on tenants and 15 units for seniors were funded for construction in the Witchcliffe Eco Villages.

Just Home Margaret River was one of the stakeholder groups ironically disadvantaged by the Government's homelessness actions after it failed to win funding for its Housing Information and Referral Service, which as a result ceased last year.

Instead, \$3.1 million was committed to expand the Housing First Support Service based in Bunbury.

Children and 75-year-old among homeless in holiday hotspot of Margaret River

By Georgina Loney | ABC South West WA | Homelessness

Posted 13 Apr 2026 at 8:03am, updated 13 Apr 2026 at 11:25am



A survey in Margaret River has revealed a significant homeless population. (ABC News)

In short:

More than 40 people have been found to be homeless in Margaret River, including a 75-year-old.

The Shire of Augusta Margaret River says its homeless survey has identified deep housing insecurity in the holiday hotspot.

Above—ABC reports on the data collected from the Connections Week event

Below—Previous Just Home Chair, Ned Reilly, and committee member Alice Marshall speak on social housing shortages and Mandatory Inclusionary Zoning with Will Corbett

Margaret River to survey homeless population as housing crisis bites holiday hotspot

By Georgina Loney | ABC South West WA | Homelessness

Posted 10 Mar 2026 at 5:58am



Alice Marshall lives in a caravan and is working to find housing solutions for others. (ABC News: Georgina Loney)

In short:

The Shire of Augusta Margaret River is using rangers and volunteers to survey homeless people.

It says the shire's wealthy reputation is hindering support for the vulnerable, and wants more state government support.

The median rent in Margaret River is \$800 a week.

Above—ABC interviews Just Home committee member Alice Marshall and Connections Week event coordinator Shona Hunter in the lead up to Connections Week

Below—The team begin collecting data from Augusta—Margaret River community members to highlight the housing shortage in the area

The West Australian

South Western Times | Augusta-Margaret River Times
Regional WA

Rethinking homelessness in the South West

Will Corbett | South Western Times

Thu, 4 December 2025 3:00AM | +

Will Corbett



More social housing is key to reducing homelessness, says a local housing advocacy group. Credit: Supplied

Homelessness data collecting begins in Margaret River



THE SOCIAL & AFFORDABLE HOUSING TASKFORCE

How the Social & Affordable Housing Taskforce Is Tackling AMR's Housing Problems

The Social & Affordable Housing Taskforce is now approaching the housing crisis in AMR with a sharper, evidence-based strategy that recognises the region is facing **three different housing problems, not one**. As the roadmap states, *“Workers who can't find a rental; people whose health is failing after years on the street; and people about to lose their footing need different things”*. This understanding is shaping a more targeted and effective response.

1. Workers who cannot get housed

Connections Week revealed a large group of young, employed people sleeping in cars or vans despite having wages; clear evidence that the region's housing is being allocated elsewhere. The Taskforce is responding by **winning back homes lost to short-stays**, designing offers that remove the fear and risk for owners through head-leasing, professional management, and insurance. As the document notes, owners are driven not only by profit but by *“fear... that if they get a bad tenant, they won't be able to evict them”*. The Taskforce can seek enforcement of existing short-stay rules and exploring modular and small-format housing to create the missing mix for workers.

2. People experiencing long-term homelessness

A smaller, older group has been homeless for years — *“on average five years since their last permanent home, adding up to 188 years of homelessness between them”* — with high rates of serious health conditions. For this group, *“services without housing just manage their decline”*. The Taskforce is therefore prioritising a small number of **permanent homes with wrap-around support**, including health, mental health, AOD services, and culturally safe practice.

To make this possible, the Taskforce aims to activate one of the region's greatest strengths: **local philanthropy and community wealth**. The roadmap highlights that *“this community has two real strengths we can use: a strong voice and genuine local wealth”*. A Community Foundation: proposed in Stream 1 — would give residents, businesses, and philanthropists a structured way to contribute land, funds, and investment directly into housing solutions. This creates a powerful engine for the hardest work: building supported housing for those who have been homeless longest.

A Community Foundation is a mechanism for local wealth to proudly support its own community, which deepens community's sense of belonging, and strengthens the Taskforce's hand by:

- enabling **land contributions** for modular or supported housing
- providing **philanthropic capital** toward or for, construction and / or redevelopment

giving the Taskforce **co-funding leverage** when seeking State and Federal investment. As the roadmap emphasises, *“Everything we build ourselves makes the ask to government harder to ignore.”* With community backing, the Taskforce can present government with shovel-ready proposals — land secured, partners lined up, modular housing options identified; all of this could dramatically increase the likelihood of funding for supported housing.

3. People falling into homelessness through known doors

The Taskforce is also addressing the predictable pathways into homelessness: family and domestic violence, young people leaving care, and sudden financial shocks. The roadmap notes that *“each one is a door where we could catch people early — and right now we don't”*. The Taskforce is developing a local safety net that includes weather-triggered emergency accommodation, crisis options, and prevention measures such as hardship funds and local pathways for people leaving violence or care.

A combined strategy: quick wins + structural change

Across all three problem areas, the Taskforce is combining **quick wins** that build momentum with **harder structural work** that shifts the housing system itself. This includes shaping public policy, advocating for social benefit threshold reform, exploring mandatory inclusionary zoning, and mobilising both public and private money. The roadmap is clear, giving the Taskforce focused actions to increase the number of housing options, which suit the diversity required for all locals to have a home they can afford to live in AMR region.

JUST HOME'S FINANCE 2025—2026

Balance Sheet

Just Home Margaret River Inc
As at 30 June 2026

30 JUNE 2026

Assets

Bank

Bendigo General expense	394.96
Bendigo main acc	23,912.47
Petty cash	263.37
Savings Account	8,161.50
Total Bank	32,732.30

Fixed Assets

Office Equipment - Depreciation	(1,229.27)
Office equipment & computers	1,229.27
Total Fixed Assets	-

Total Assets	32,732.30
---------------------	------------------

Liabilities

Current Liabilities

Accounts Payable	2,408.40
GST	2,101.90
PAYG withholdings payable	1,339.06
Provision for Annual Leave Entitlements	128.13
Salary Sacrifice (non-super) Payable	(1,189.84)
Superannuation payable	1,012.81
Total Current Liabilities	5,800.46

Non-current Liabilities

Wages Payable - Payroll	853.66
Total Non-current Liabilities	853.66

Total Liabilities	6,654.12
--------------------------	-----------------

Net Assets	26,078.18
-------------------	------------------

Equity

Current Year Earnings	(6,258.20)
Retained Earnings	32,336.38
Total Equity	26,078.18

Summary: Total Income: \$60,000

- **Grants \$44,000**
- **Community Donations \$13,000**
- **Fundraising Events: \$3,000**

Just Home wrapped up the financial year in good financial health. We were successful in securing over \$60,000 in funding in 2025/26. Thanks to our generous donors, AMR Shire support, alongside of great staff and our volunteer team, we successfully channelled these funds into raising the profile of Just Home's work toward resolving homelessness in our community. Most importantly, these funds gave us the opportunity to spend a crucial week deeply connecting with homeless men, women and families, truly hearing their voices and how homelessness impacts every area of their lives. These findings strengthen our work, giving us a greater understanding of this community and how we can all work together to create the housing diversity this Shire needs.