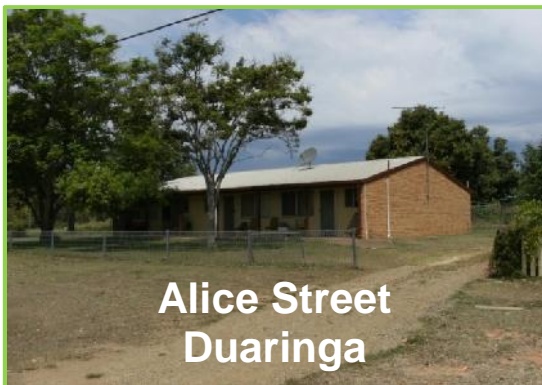


Senior Housing  
Central Highlands  
Regional Council





**Privacy Notice:** Any personal information provided by the applicant will be used for the purpose of administering the application and to ensure we are able to remain in contact. Council is authorised to collect this information in accordance with the Local Government Act 2009 and other Local Government Acts. Personal information is only accessed by persons who have been authorised to do so.

## **OVERVIEW**

In partnership with the State Government, Council has 92 community housing properties

## **ELIGIBILITY, APPLICATION and ALLOCATION**

To be eligible to apply for Council Seniors Housing the applicants must satisfy the following criteria, be over 55 years of age, presently live in the area or have family or a connection with the community.

## **COMMON ELIGIBILITY CRITERIA**

As set out in section 26 of the Housing Regulation 2003 following are brief details about the basic criteria that applicants need to prove in order to be considered for public and community housing. (1) Australian residency, (2) Queensland residency, (3) Property ownership, (4) Liquid assets, (5) Independent income, (6) Housing income limits and (7) Appropriateness of current housing.

Eligibility, application and allocation information is available from the Housing Officer of the Central Highlands Regional I Council on request or by making an **appointment** to meet at a time suitable to all parties.

Eligibility, Application and Allocation information is also available from Department of Housing (Emerald) by telephoning 07 49837545 or from their website.

<http://www.housing.qld.gov.au/renting/public/applying/index.htm>

## **HOW ARE UNITS ALLOCATED?**

Council units are allocated on a register of need basis as per Council's Allocation Policy. When capital funded housing units become vacant, they are offered to an applicant referred from the Department of Housing. For further information the following link provides more details about allocations.

[http://www.trc.qld.gov.au/sites/default/files/policy\\_allocations\\_longterm.pdf](http://www.trc.qld.gov.au/sites/default/files/policy_allocations_longterm.pdf)

## HOW LONG IS THE LEASE FOR?

Council will enter into a lease for a period of three year which will then be reviewed to see if the tenant circumstances have improved, or if they still require community housing. The only reason that this agreement would be terminated by Council is if the tenant does not comply with the terms and conditions agreed to in *RTA Form 18a General Tenancy Agreement*. Or that the tenant was unable to look after themselves and their unit.

Should the tenant wish to terminate the tenancy with Council, two weeks' notice must be given in writing. Tenants can lodge their intention by submitting a *RTA Form 13 Notice of Intention to Leave*.

## IS THERE A BOND ON THE UNIT?

Yes, there is a bond. The bond is equivalent to four weeks rent as per the Residential Tenancy Act.

**Bond payment is required to be paid in full when the Residential Tenancy Agreement is signed plus two weeks rent in advance.**

Eligible tenants are able to apply for a bond loan if they do not have sufficient funds for their bond. This is organised through the Department of Housing and Public Works.

## WHERE ARE THEY SITUATED?

The Seniors Housing Units are situated in Emerald, Capella, Springsure, Anakie, Sapphire and Duaranga

Town	Address	Bedrooms
Emerald	Karinya Court Martin Place	1, 2 and 3 bedroom units
Capella	Malvern and Huntley Street and Abor Street	1 and 2 bedroom units
Springsure	Warner Homes, Bauhinia Court and Kokoda Village	1 and 2 bedroom units
Anakie	Evans Street	1 bedroom units
Sapphire	Fossickers Retreat	2 bedroom units
Duaranga	Alice Street	1 bedroom units

## HOW MUCH RENT IS CHARGED?

Rent is charged at 25% of income or market rent whichever is the lower. The rent is recalculated once a year using the Queensland Housing Electronic Rent Calculator Tool (ERCT) which takes into account the household income and assets. The market rent is compared to 25% of the tenant's income. The rent charged is the lower of the two amounts. Therefore the maximum a tenant pays for rent is 25% of their income. Two months notice will be given prior to any increase in accordance with the Act. 53 (3) (b) - *Rent Increases*. Note: Rent Assistance Assessment depends on pension type and amount of rent paid.

## **WHO PAYS FOR WHAT?**

The tenant is responsible for:

- The payment of the rental of the unit
- The costs associated with the maintenance of the yard
- Electricity and Gas (if connected)
- Telephone
- Fixtures or alterations to the unit (e.g. garden locker etc). Approval forms are available from the Seniors Housing Officer.

The tenant is not expected to pay rates or water charges on the property; however water restrictions that have been put in place must be complied with. Council will take no responsibility for the erection of antennae or any additional television services such as Pay TV but these will still require approval by Council prior to installation.

## **MAINTENANCE OF SENIORS UNITS**

Tenants are responsible for the maintenance of the yard and gardens. In some instances this is organised by Council. It is preferable that any other maintenance on the units such as electrical or plumbing repairs is completed by qualified tradespeople. Therefore any requests for maintenance to be completed by the tenants themselves must have approval from Council.

All maintenance of the Seniors Housing units is coordinated through the Council and any maintenance carried out without Council approval under the RTA rules may result in the tenant paying to return the unit to its original condition.

## **WHEN IS MAINTENANCE DONE?**

General maintenance, such as a faulty power point or a faulty hot water system, is handled as a matter of urgency. Requests, such as new floor coverings or a new sink are assessed on an annual basis. Fair wear and tear is also taken into consideration.

When units are vacated, they are assessed and renovated as Council's maintenance program deems fit. The Units are continually being improved and fitted out with modifications such as handrails and appropriate access to the units.

Annual maintenance inspections are also conducted to assist in picking up other maintenance issues that are not easily identified. The Housing Officer will advise of the date for the inspection which will be conducted by Council's Maintenance staff

## **KEYS**

Tenants are provided with a set of keys for each unit or cottage. Additional keys required for family members or friends will incur additional charges.

## **WHERE DO I FIND TENANCY INFORMATION?**

Information about renting in Queensland can be found on the Residential Tenancies Authority (RTA) by telephoning the RTA on 1300 366 311 or from their website. [www.rta.qld.gov.au](http://www.rta.qld.gov.au)

Council staff can assist in providing you with information about renting in Queensland as renting a house or unit in Queensland Form17a is available on request.

## **GENERAL INFORMATION**

You can find out a range of information from Council such as:-

- Which days the Libraries are open
- What day is the rubbish collected
- How to register a pet