
AFFORDABLE HOUSING TENANCY MANAGEMENT

APPROVALS

POLICY NUMBER	EI-POL-010	DOC.ID	4774909
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CATEGORY	Statutory
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POLICY OWNER	Corporate Properties
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APPROVAL DATE	25 May 2021	RESOLUTION NUMBER	7283
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OBJECTIVE

This policy coordinates the tenancy management for affordable housing across Isaac Regional Council.

SCOPE

This policy applies to tenant/s who rent affordable housing across Isaac Regional Council. This policy does not apply to employee housing.

DEFINITIONS

TERM / ACRONYM

MEANING

IRC	Isaac Regional Council – local government organisation.
National Rental Affordability Scheme (NRAS)	NRAS or the Scheme, aims to increase the supply of new and affordable rental dwellings. This incentive is issued to housing providers to provide affordable rental dwellings at least 20 per cent below market rates.
Isaac Affordable Housing Trust (IAHT)	IAHT was established to provide affordable housing in the Isaac Region. Comprises of a board of Directors and Management Committee.
Affordable Housing	Premises constructed and managed by IRC, in accordance with guidelines nominated by IAHT, NRAS and IRC. IRC manages the buildings to a suitable standard.
Residential Tenancies Authority (RTA)	Self-funded statutory authority that administers the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> .

POLICY STATEMENT

The management of IRC's affordable housing property portfolio, is utilised as affordable housing and is a community benefit. Such benefit is discretionary in nature and in conjunction with the State Government, IRC reserves the right to withdraw or otherwise change such benefit should a tenant act in a manner inconsistent with or in breach of this policy. This policy aims to ensure fair and equitable allocation of housing in accordance with the set qualification criteria.

TENANCY ARRANGEMENTS

Tenant/s residing in affordable housing must comply with provisions of the *Residential Tenancies and Rooming Accommodation Act 2008* and *Residential Tenancies and Rooming Accommodation Regulation 2009*. It is the responsibility of both tenant/s and lessor (IRC) that all legislative requirements are met when

entering into an agreement to rent an affordable housing property. Effective from the date of adoption, all pre-existing rental arrangements shall be superseded by the requirements of this policy.

ELIGIBILITY AND APPLYING FOR AFFORDABLE HOUSING

A prospective tenant must meet the eligibility criteria and apply in accordance with the relevant industry body/organisation.

For information relating to eligibility/criteria and the application process:

1. Affordable Housing – www.isaac.qld.gov.au and www.qld.gov.au/housing/renting/nras/
2. Isaac Views Affordable Housing – www.isaac.qld.gov.au and www.qld.gov.au/housing/renting/nras/

INELIGIBILITY

Should a prospective tenant not meet requirements as set out within the eligibility criteria, they will be deemed ineligible for affordable housing.

APPEAL AGAINST A DECISION

Prospective tenants have, through the IRC complaints management process, the right to seek a review of any decision of tenancy management and allocation of the IRC tenancy process.

CALCULATION OF RENTAL RATES

The rent charged for housing will be based on the benchmark for affordable housing rents being 30% below market value rent.

RENTAL BONDS

All tenants must pay a rental bond as financial protection over the property. The bond amount is equivalent to four (4) weeks rent and is payable to the RTA on the commencement of a tenancy. Bond loans are available through the Queensland Government and are assessed on a case by case basis.

PAYMENT OF RENT

Before tenancy, rent is payable by the tenant/s two (2) weeks in advance and weekly thereafter using either Direct Debit, Cash or EFTPOS.

PAYMENT OF WATER CHARGES, UTILITIES AND LANDSCAPING

Where dwellings are metered, (wells 3 compliant or better) tenants will be responsible for all water usage charges at the premises. Where dwellings are not metered, IRC will be responsible for all water charges at the premises. All other utilities such as power, gas, and phone are to be installed and paid by the tenant. Tenant/s are responsible for all landscaping and garden maintenance at the rear of the property.

INSPECTIONS

The lessor (IRC), reserves the right to inspect its properties on a three (3) monthly basis. Sufficient notice will be given to the tenant of the property as per *Residential Tenancies and Rooming Accommodation Act 2008*.

PETS

IRC supports tenant/s keeping pets where the style of housing is suitable and complies with Local Laws.

Tenants must get written permission in their tenancy agreement to have a pet in their rental property and if approved the following will apply:

- The Tenant will be responsible for any damage to the property caused by their pets” and any associated cost to rectify.

IRC has sole discretion on granting permission of pets with individual tenancy agreements.

ENDING TENANCY AGREEMENTS

IRC reserves the right to end an agreement where eligibility criteria is no longer met and for any reason as per s277 *Residential Tenancies and Rooming Accommodation Act 2008*. The tenant will be required to vacate the premises within four (4) weeks.

ADDITIONAL INFORMATION

Managing general tenancies in Queensland, refer to <https://www.rta.qld.gov.au/>

LEGISLATIONS AND RELATED GUIDELINES

- *Residential Tenancies and Rooming Accommodation Act 2008*
- *Housing Act 2003*
- *Residential Tenancies and Rooming Accommodation Regulation 2009*
- Queensland Government Benchmark for Affordable Housing Rents

REFERENCES

ID	NAME
CP-018	Affordable Housing Rental Application