



Council Housing Policy - Aged

Policy No:	GOV-005
Council Resolution Ref:	005/23
Date Adopted:	19 Jan 2023
Review Date:	January 2025
Version No:	1

Purpose

Purpose of this policy is to:

1. Provide safe and secure housing to those residents that qualify and are accepted as tenants.
2. The tenants are surrounded by people who have similar interest and life skills.
3. Maintain the quality of life and enhance the wellbeing of all tenants.

Commencement of Policy

This Policy will commence on adoption. It replaces all other specific Housing for the Aged policies of Council (whether written or not).

Application

This Policy is applicable to all Council owned Housing for the Aged.

Eligibility

Priority will be given to applicants that meet the following criteria:

1. An aged pensioner with a Centrelink aged pensioner card.
2. Capable of living independently.
3. Australian citizenship.
4. Must not own or part-own property in Australia or overseas.
5. Liquid assets limit – Single person \$116,375.00 – Couple \$148,625.00.
6. Vacancies will be filled from the waiting list with the applicant who has been on the list for the longest period of time receiving first preference and will be appointed by a Council committee.
7. To be placed on the waiting list a Council application form must be filled in and returned to Council.
8. If there is no-one on the waiting list, the unit is to be advertised locally.

Maintenance

1. Housing inspections will be carried out on a minimum six monthly basis by Council staff.
2. Maintenance will be carried out as soon as possible.
3. Maintenance items will be prioritised in line with the annual budget.
4. Upgrade will be prioritised in line with the annual budget and at the discretion of the Council committee.

Council owned aged pension units – maps attached

1. Unit 1, 10 Delta Court, Charleville – 1 bedroom unit
2. Unit 2, 10 Delta Court, Charleville – 1 bedroom unit
3. Unit 3, 10 Delta Court, Charleville – 1 bedroom unit
4. Unit 4, 10 Delta Court, Charleville – 1 bedroom unit
5. Unit 5, 10 Delta Court, Charleville – 2 bedroom unit
6. Unit 6, 10 Delta Court, Charleville – 2 bedroom unit – Fully Disabled access

7. Unit 1, 29 Alfred Street, Charleville – 1 bedroom unit
8. Unit 2, 29 Alfred Street, Charleville – 1 bedroom unit
9. Unit 3, 29 Alfred Street, Charleville – 1 bedroom unit

10. Unit 1, 208 Alfred Street, Charleville – 1 bedroom unit
11. Unit 2, 208 Alfred Street, Charleville – 1 bedroom unit

12. Unit 1, 10 Wildie Street, Charleville – 1 bedroom unit
13. Unit 2, 10 Wildie Street, Charleville – 1 bedroom unit

14. Unit 1, Forest Street, Augathella – 1 bedroom unit
15. Unit 2, Forest Street, Augathella – 1 bedroom unit
16. Unit 3, Forest Street, Augathella – 1 bedroom unit
17. Unit 4, Forest Street, Augathella – 1 bedroom unit

18. Unit 1, Cavanagh Street, Augathella – 2 bedroom unit
19. Unit 2, Cavanagh Street, Augathella – 2 bedroom unit
20. Unit 3, Cavanagh Street, Augathella – 2 bedroom unit
21. Unit 4, Cavanagh Street, Augathella – 2 bedroom unit

22. Unit 1, Main Street, Augathella – 2 bedroom unit – Fully disabled access
23. Unit 2, Main Street, Augathella – 2 bedroom unit

Rent

1. Rent is set by Council and reflected in Council's fees and charges.

Tenants are required to

1. Sign a Residential Tenancy Agreement at the commencement of the rental arrangement.
2. Sign and lodge a bond form and pay bond of four weeks rent which is lodged by the Council with the Residential Tenancy Authority.
3. Pay two weeks rent in advance, then fortnightly thereafter. Payment method preferred is via Centrelink.
4. Be responsible for utilities e.g. electricity and telephone.
5. Is obliged to abide by the terms and conditions of the agreement as agreed by both parties.
6. When vacating the premises be responsible for cleaning the residence which will be inspected by Council.

Animals

1. Application in writing, approval is at the discretion of the committee.

VERSION CONTROL

Version No.	Date	Approved	Amendment
V1.0			Council Resolution
			•

APPROVAL

Chief Executive Officer		Neil Polglase	
Date:		Signature:	