

3.14 Cummings Street Rental

1. POLICY PURPOSE

1. To regulate determination of rental charges and ensure standardisation of tenancy of the “Cummings Street Units”.
2. To ensure derived income matches Council’s expenditure and continual infrastructure maintenance objectives.
3. To ensure units are allocated to eligible applicants in accordance with the Department of Housing and Works Eligibility Policy.

2. POLICY SCOPE

3. LEGISLATIVE REQUIREMENTS

4. POLICY STATEMENT

1. All tenancy agreements must be in accordance with the Residential Tenancy Agreement Form 24B.
2. All applicants must be a minimum of 18 years of age at the time of application.
3. All applicants must have no debt with either the Department of Housing and Works or the Shire of Merredin.
4. When a unit becomes available the Management Committee must meet to review applications to ensure eligibility and determine successful tenancy.
5. Regular advertisements inviting applications for the Cummings Street Units are to be placed in the Merredin Mercury.
6. The following conditions must be satisfied prior to a prospective tenant being considered eligible:
 - a) Application forms are to be submitted (“Application for Rental Housing”) with the prospective tenant’s two most recent consecutive payslips and a character reference attached.
 - b) Prospective tenants must satisfy prevailing Department of Housing and Works eligibility criteria for public rental housing as prescribed by the “Department of Housing and Works Eligibility Policy”.
 - c) Should there be an extended waiting time from the prospective tenant’s application to consideration for tenancy, current payslips will need to be provided prior to allocation.
 - d) Interviews will be held with prospective applicants (in waiting list order) prior to allocation.
7. The Tenancy Agreement Clauses must include:
 - a) Two Payslips are to be provided twice a year in each January and June. Following any alterations to income eligibility, tenancy agreements will be liable for review by the Management Committee.
 - b) The maximum gross weekly income is as per the Department of Housing and Works Eligibility Policy unless otherwise determined by the Management

~~Committee. If the applicant earns overtime on a seasonal basis the Management Committee can review the applicants' prior year tax assessment and use the gross annual income to average his/her gross weekly income.~~

- ~~c) Section 15 of the Residential Tenancy Agreement Form 24B does not apply.~~
- ~~d) Four weeks bond must be paid on the signing of the tenancy agreement.~~
- ~~e) Two weeks rent must be paid in advance.~~
- ~~f) An annual inspection is to be held each February.~~
- ~~g) Rent payable is to be the maximum of 25% of the tenant's gross weekly income or market rent, whichever is the lower.~~
- ~~h) No pets allowed.~~
- ~~i) Maintenance of the tenant's backyard area is the responsibility of the tenant.~~
- ~~j) All utility costs and other outgoings (telephone line connection and rental) will be the responsibility of the tenant, with the exception of water rates which will be the responsibility of the Shire of Merredin.~~
- ~~k) No other persons are to reside at the premises without the Shire of Merredin approval.~~

~~5. KEY POLICY DEFINITIONS~~

~~**Cummings Street Units:** refer to the five units situated on the corner of Cummings Crescent and Cummings Street, Merredin (Lot 200). They are subject to a Joint Venture Agreement between the Shire of Merredin and the Department of Housing and Works.~~

~~**Gross Income:** includes any benefit or allowance that is counted by Centrelink in assessing a benefit. It includes Wages/Salary, Overtime, Centrelink benefits payments, dividends on shares/investments and all other income as per the Department of Housing and Works Eligibility Policy.~~

~~**Management Committee:** consists of Shire of Merredin's Deputy CEO, Building Project Manager and a representative of the Department of Housing and Works to meet as required.~~

~~**Market Rent:** is the median rent charged by the private sector in a particular area which takes into account the type of dwelling, property age, number of bedrooms and amenity level.~~

~~6. ROLES AND RESPONSIBILITIES~~

~~7. MONITOR AND REVIEW~~

~~This policy will be reviewed by the Governance Officer every X years.~~

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