



Government of **Western Australia**
Department of **Communities**
Housing

**GOVERNMENT REGIONAL OFFICERS'
HOUSING (GROH)**

Alternative Accommodation Policy

Contents

1. Purpose	3
2. Scope.....	3
3. Definitions	3
4. Policy Statements	4
1. Required Maintenance, Improvements and Refurbishments.....	4
2. Alternative Accommodation.....	5
5. Document History	6
6. Authorisation.....	6
7. Summary Information.....	7

GROH Alternative Accommodation Policy

Purpose

The GROH Alternative Accommodation Policy (the Policy) stipulates the circumstances under which the Department of Communities (Communities) will provide temporary alternative accommodation to GROH tenants, as well as the types of accommodation it may provide, and Communities' and GROH tenants' responsibilities when this accommodation is provided.

Scope

This Policy applies to all owned and leased dwellings and to Communities and GROH tenants. It is for use by Communities' employees, GROH clients and GROH tenants.

Definitions

Client Agency means either:

- an Employing Agency, which is a Department under the administration of a Minister of the Crown in the Government of the State, or any Crown instrumentality, hospital, board, body corporate or other body of whatever description, proclaimed as a Department under s.7 of the *Government Employees' Housing Act 1964* (GEH ACT); or
- a Responsible Agency, which is the agency responsible for arranging the salary and other entitlements (including accommodation) of the tenant when this tenant is not an employee of an Agency.

Communities means the Department of Communities.

GROH means the Government Regional Officers' Housing program administered by the Department of Communities.

GROH client means either:

- a client agency; or
- any other client serviced by GROH (**other GROH client**).

GROH dwelling means a house as defined in s.5 of the GEH Act, which is owned, leased or constructed by Housing and allocated for use by GROH.

GROH-owned dwelling means a GROH dwelling that is owned by Housing.

GROH tenant means a person residing in a GROH dwelling under the terms of a GROH tenancy agreement.

Housing means the Housing Authority operating within the Department of Communities.

Leased dwelling means a GROH dwelling that is leased from the private rental market by Communities.

Main air-conditioner means a central ducted air conditioning unit.

Officer means an employee of the Department of Communities - Housing Division.

Other GROH client includes other worker housing programs, e.g. Non-Government Organisations, non-proclaimed state government Agencies, other housing programs or private tenants.

Policy Statements

1. Required Maintenance, Improvements and Refurbishments

1.1 Policy

1.1.1 GROH tenants will be provided temporary alternative accommodation if required maintenance, improvements or refurbishments to a GROH dwelling:

- a) would cause a severe hazard or health risk to the occupants; and
- b) cannot be carried out within a reasonable time.

1.2 Guidelines

1.2.1 Examples of required maintenance referred to in 1.1.1 include:

Air-conditioner: the complete functional breakdown of main air-conditioner unit.

Electrical: a complete power outage due to a fault within the GROH dwelling.

Gas leaks: due to a fault within the GROH dwelling.

Plumbing: burst water pipes or other serious water leakage resulting in flooding to the dwelling.

Septic tanks or soak wells: full to overflowing.

Security: vandalism or a security breach that renders the property unsafe.

Severe flood, fire, storm, cyclone or earthquake: damage that renders the dwelling uninhabitable.

Toilet pan: complete functional breakdown where there is a single toilet in the dwelling.

2. Alternative Accommodation

2.1. Policy

- 2.1.1 The GROH tenant will be accommodated in an unoccupied GROH dwelling or other suitable accommodation.
- 2.1.2 Communities will be responsible for the costs of any required temporary accommodation and the removal and storage of any furniture.
- 2.1.3 If a GROH tenant is being provided temporary alternative accommodation and their furniture or belongings in the GROH dwelling are lost or damaged, the loss or damage will be covered by insurance as follows:

Damage due to	Responsibility
Contractor	Contractor's insurance
Removal	Removalist company's insurance
Break-in or vandalism	Tenant's contents insurance (Communities will arrange repairs to the dwelling if required)

- 2.1.4 When the GROH dwelling upon which the maintenance has been carried out is safe and fit to be occupied, the tenant may be required to re-occupy the GROH dwelling.

Document History

VERSION	DATE	REASON	POLICY AUTHORS	OFFICER'S TITLE	DATE LOADED ON INTERNET
1.1	January 2006	Policy developed	Lisbet Schäfers	Projects and Policy Officer	N/A
1.2	June 2008	Policy	Emily Tyrrell-Clark	Policy and Research Officer	
1.3	November 2009	Policy amended	Emily Robinson	Policy and Research Officer	
2.0	September 2018	Policy revised and reformatted to reflect change to Department of Communities	Brett Hockley	Senior Policy and Practice Officer	September 2018

Authorisation

VERSION	AUTHORISED BY	APPROVAL DATE	EFFECTIVE DATE	SECTIONS MODIFIED (IF APPLICABLE)
2.0	Executive Director Contracting	September 2018	September 2018	

Summary Information

Responsible Officer	Executive Director Contracting
Contact Officer	Senior Policy and Practice Officer, Contracting
Superseded Documents	N/A
Review	September 2019
File Number	18/D776628
Document Control	This document is published on the Communities website, www.housing.wa.gov.au , under the 'Housing', 'GROH Agencies' section of the 'Investors & Partners' menu.
Associated Documents	<ul style="list-style-type: none"> • <i>Government Employees' Housing Act 1964</i> • <i>Residential Tenancies Act 1987</i> • <i>Residential Tenancies Regulations 1989</i> • Housing Authority Maintenance Policy Manual