



GOVERNMENT REGIONAL OFFICERS' HOUSING (GROH) HOUSING DESIGN – MINIMUM STANDARDS

The Department of Communities (Communities) through the GROH program, is committed to providing consistent standards of accommodation that aim to meet government employee tenants' expectations of appropriate standards of living and lifestyle. In addition, GROH program dwellings are expected to reflect local community housing standards for each location. Appropriate housing designs for new dwellings are selected to cater for varying climatic conditions across regional Western Australia.

The current design briefs for new GROH program dwellings are available on Communities website via the link below.

<http://www.housing.wa.gov.au/investorsandpartners/investmentbusinessopportunities/Pages/default.aspx>

The design briefs set the target minimum standard for GROH program dwellings constructed or purchased by Communities. Existing government employee housing that is GROH owned or leased from the private market, that does not meet this standard will be gradually upgraded, redeveloped, replaced or sold in a selective and progressive manner, subject to budgets, availability and competing priorities across the State. If appropriate, GROH owned dwellings may also be refurbished to meet the GROH Minimum Standards.

Communities will ensure that all GROH accommodation provided is clean, safe and that all fixtures and fittings are in working condition at commencement of a tenancy. An example checklist of requirements for new lease dwellings obtained from the private market is attached at **Appendix 1**. New lease properties will be required to meet the standard specified in the lease checklist.

If a situation arises where there is an urgent requirement and no suitable leases available, the client agency may agree to accept a short-term lease dwelling that does not meet the minimum standard. Short-term dwellings will be replaced when a more suitable dwelling becomes available.

Where possible, Communities will meet an agency's planned requests and forecasted needs for housing for an employee by offering existing Communities owned or privately leased GROH dwellings (see GROH Allocations and Returns policy 2.1.2).

If any element of the GROH program design brief for new dwellings or lease requirements is not provided, this does not automatically provide reasonable grounds for an agency or tenant to refuse a GROH dwelling offered by Communities.

APPENDIX 1

GROH REQUIREMENTS FOR LEASED HOUSING

The items listed below are standard items that are considered essential by GROH when looking for opportunities to acquire suitable leased properties:

1. Keyed security doors to all external doors.
2. Keyed window locks (vent type to allow locking in open position).
3. Flyscreens installed to all windows.
4. Keyed patio bolts for sliding doors.
5. Deadlocks to all external wood doors and solid core doors.
6. Full automatic reticulation to all garden beds and lawn areas.
7. Landscaping to both front and rear yards.
8. Fully ducted air-conditioning, or sufficient split system air-conditioning. Conditions may apply subject to location (Refer to Government Housing Air Conditioning Policy).
9. Heating – minimum 1 gas point for smaller accommodation, 2 for larger with appropriate gas heater provided. Conditions may apply subject to location (Refer to GROH Home Heating Policy).
10. Natural gas or ability to carry out if service not yet in the area, otherwise gas bottles will be provided (if gas is applicable).
11. Insulation.
12. Patio with enclosed roof, power point and lighting.
13. Built in robes to all bedrooms.
14. Light fittings/shades to all lights.
15. Security lighting – sensors to front and rear.
16. Smoke detectors wired into the circuit.
17. All necessary power and light circuits are protected by a safety switch (RCD) and all safety switches installed in the switchboard have been visually sited, recorded and are working.
18. Fully fenced rear yard with pedestrian gate.
19. Shed or large storage area with optional power & lighting.
20. Pets must be allowed (outside at all times).
21. Safety glass shower door to all showers.
22. Exhaust fan in toilet, bathrooms and kitchen.
23. Pantry cupboard and fridge recess.
24. Anti-tilt bracket and chain to free-standing stoves.
25. Blinds or thick curtains to all external windows/sliding doors. Blinds to be child-proof.
26. Letter box in locations, where applicable.
27. Carport/garage with power point and lighting – paved/concrete driveway.
28. TV aerial and outlets to all living areas and phone line installation.
29. Clothes line with concrete path.
30. 2 x full sets of keys to all doors, windows and remotes for garages/roller doors/gates.
31. Property to be professionally cleaned prior to lease commencement.