

Council Housing Policy		 Longreach Regional Council
Policy Number:	11.5	
Policy Category:	Community	
Authorised by:	Res-2021-10-256	
Date approved:	21 October 2021	
Review Date:	21 October 2023	

PURPOSE

The purpose of the Council Housing Policy is to provide Council staff and private tenants with guidance in the management of Council housing.

OBJECTIVE

Longreach Regional Council seeks to manage its housing accommodation in a manner which:

1. Encourages a diverse and thriving community;
2. Is fair and equitable;
3. Is financially accountable;
4. Advances Council's priorities in its Corporate Plan; and
5. Is in accordance with the *Residential Tenancies and Rooming Act 2008*.

LEGISLATION

Local Government Act 2009

Resident Tenancy and Rooming Act 2008

POLICY STATEMENT

In order to achieve Council's stated objectives, Council is:

1. Commitment to providing housing for identified positions within the organisation;
2. Commitment to provide housing for employees and private tenants on a contract specific basis;
3. Asset Management principles as identified in Council's Asset Management Plan;
4. To assist in the retention of suitably qualified and experienced staff with the organisation; and
5. Continual improvement to ensure housing stocks are maintained at an acceptable standard as detailed in Council's Asset Management Plan.

1. Roles and Responsibilities

Management of all housing falls under the Community and Cultural Services directorship.

Position	Responsibility / Role
Director of Community and Cultural Services	Owner
Property Management Agency	Property Management
Public Facilities Manager	Program Manager
Human Resources	Employee Contracts / Liaison

2. Maintenance

The Property Management Agency will carry out inspections every three (3) months, in line with the current residential tenancy legislation.

All items of maintenance will be addressed as soon as possible and in accordance with the conditions laid down by the tenancy agreement.

All major maintenance items will be prioritised and recorded in Synergy Soft Asset Management Program with reference to the annual budget and in consultation with the tenants.

Routine maintenance is to be requested by tenants through to Property Management Agency.

3. Employee Housing

Council is committed to providing housing for executive positions or as otherwise specified in the employee's agreement/contract.

Where Council housing stock is insufficient to meet demand, the Program Manager may source private rental through licenced Real Estate Agents.

All Council housing requests and allocations are undertaken in consultation with Human Resources.

4. Subsidised Housing

Housing may be allocated to designated positions within the workforce and shall be determined predominantly on a hierarchical basis or positions that have traditionally been difficult to attract interest. Other arrangements may include:

- i. Where an employee is entitled to a Council house but has alternate housing arrangements, Council will only pay up to the annual allowance as per contract. The employee will be responsible for paying the difference in rent; and
- ii. Where an employee is entitled to a Council house but has purchased and is living in their own home. Council will recognise such initiative by paying an annual housing subsidy for that employee.

5. Conditions

Every tenancy of Council will go through an application process and approval as per Residential Tenancy Agreement.

6. Variation to the Policy

This policy may be varied or repealed at the discretion of the Chief Executive Officer and following endorsement by Council.

7. Annual Review of Housing Portfolio

All housing stock will be subject to annual condition assessment as part of Council's Asset Management Planning process.

Authorised by resolution as at 21 October 2021:



Mitchell Murphy
Chief Executive Officer