

Council Housing Policy - Aged

Policy No:	COM-001
Council Resolution Ref:	023/26
Date Adopted:	20 January 2026
Review Date:	20 January 2029
Version No:	2
Responsible Officer:	Director Corporate Services

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.
4. The Housing Committee may seek Council approval for extraordinary management matters outside this policy on a case-by-case basis.

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

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.

Audit and Review

This policy shall be reviewed every **three years** or as required due to changes to in legislation.

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.

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- Upgrade will be prioritised in line with the annual budget and at the discretion of the Council committee.

Council owned aged pension units – map attached

- Unit 1, 10 Delta Court, Charleville – 1 bedroom unit
- Unit 2, 10 Delta Court, Charleville – 1 bedroom unit
- Unit 3, 10 Delta Court, Charleville – 1 bedroom unit
- Unit 4, 10 Delta Court, Charleville – 1 bedroom unit
- Unit 5, 10 Delta Court, Charleville – 2-bedroom unit
- Unit 6, 10 Delta Court, Charleville – 2-bedroom unit – Fully Disabled access
- Unit 1, 29 Alfred Street, Charleville – 1 bedroom unit
- Unit 2, 29 Alfred Street, Charleville – 1 bedroom unit
- Unit 3, 29 Alfred Street, Charleville – 1 bedroom unit
- Unit 1, 208 Alfred Street, Charleville – 1 bedroom unit
- Unit 2, 208 Alfred Street, Charleville – 1 bedroom unit
- Unit 1, 10 Wildie Street, Charleville – 1 bedroom unit
- Unit 2, 10 Wildie Street, Charleville – 1 bedroom unit
- Unit 1, Forest Street, Augathella – 1 bedroom unit
- Unit 2, Forest Street, Augathella – 1 bedroom unit
- Unit 3, Forest Street, Augathella – 1 bedroom unit
- Unit 4, Forest Street, Augathella – 1 bedroom unit
- Unit 1, Cavanagh Street, Augathella – 2-bedroom unit
- Unit 2, Cavanagh Street, Augathella – 2-bedroom unit
- Unit 3, Cavanagh Street, Augathella – 2-bedroom unit
- Unit 4, Cavanagh Street, Augathella – 2-bedroom unit
- Unit 1, Main Street, Augathella – 2-bedroom unit – Fully disabled access
- Unit 2, Main Street, Augathella – 2-bedroom unit

Rent

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

Tenants are required to:

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

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Animals

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

Version Control

Version No.	Date	Approved	Amendment
1.0			Council Resolution
2.0	20/01/2026	Council	Updated

Approval

Chief Executive Officer			
Date:	20/01/2026	Signature:	Bruce Scott