



Housing Rental - Home Island Policy

Policy Statement

General Guidelines

The Kampong houses on Home Island are to be occupied by Home Island residents currently living in the house. The houses are for a long-term tenancy with weekly rental charges made payable to the Shire of Cocos (Keeling) Islands.

Objective

- To provide adequate and sufficient accommodation for the Home Island residents.
- To ensure an equitable and efficient allocation of houses.
- To ensure that Councils' properties are maintained in good condition and complies with the statutory requirements.

Guidelines

1. Housing Allocations

- Any applications with outstanding debts with the Shire will not be considered for a house until the debts are cleared in full.
- Applicants living with family members who have outstanding rent in excess of \$1000 will not be considered for housing but Council will on request transfer the house name into their name without the debt which will remain the responsibility of the previous tenant. The original tenant upon written request to the Shire may be able to transfer their house to their son/daughter/adopted child living in the same house at the time.
- A person is to be a resident of Cocos (Keeling) Islands for a minimum of 3 years before being considered for a rental house.
- That houses will be allocated in accordance with the date of the application received and no verbal request will be accepted.
- Council will consider extenuating circumstances where the next person on the house waiting list is happy to defer accepting a house in favour of the next person on the list for personal reason, and consider not demoting those persons on the list. This will be considered on a case-by-case basis and the criteria will be that more people are housed by the decision than otherwise might have happened.

2. Rent Charges

All rates and charges shall be in accordance with the adopted Budget for the current financial year. (Refer to Budget notes for detail).

House rental charges vary depending on the number of bedrooms per dwelling and rent is on a weekly basis.

3. Housing Transfer

- A Tenant will be able to sub-let a house to any his/her relatives for a period not longer than 6 months. A notification to the Shire must be made within 30 days prior to departure. A Transfer will not be accepted until the tenants pay all outstanding debt. Under reasonable circumstances the Shire will, consider an extension to a 6 months period.
- If the tenant decides not to return, Council will allocate the house in accordance with the waiting list.
- A bond of \$500.00 will be required. If the original tenant does not return from the mainland within 6 months, the bond will be forfeited, the relatives evicted, and the house given to a person on the House Waiting List.
- Outgoing tenants will be responsible for the cost of necessary repairs apart from normal wear and tear.
- Extensions will be assessed and if they do not comply, may be demolished and if to be rectified to the appropriate standard it will be at the cost of the incoming tenant.

4. Housing Request

- All housing requests must be lodged at the Shire Office where a register for "House Requests" is kept.
- All applications for a house be registered in the "House Request" book.
- Requests should be in written form and verbal requests will not be accepted.
- Applications will be listed in order of the application date.

5). House Maintenance

Council will provide for the maintenance of its property in accordance with the statutory requirements, relevant law and Building Code.

To ensure that Councils' properties are maintained in good condition and to ensure compliance with all statutory obligations.

Office Use Only

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Relevant Delegations				
Council Adoption	Date	25/9/1997	Resolution #	6.1.1
Reviewed/Modified	Date	26/3/2014	Resolution #	41/2014
Reviewed/Modified	Date		Resolution #	