



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

GOVERNMENT REGIONAL OFFICERS' HOUSING (GROH)

Eligibility Policy

October 2019

Contents

Purpose.....	3
Scope.....	3
Definitions	3
Policy Statements.....	5
1. Eligibility	5
Document History.....	6
Authorisation	7
Summary Information	7

Purpose

The Government Regional Officers' Housing (GROH) Eligibility Policy (Policy) outlines the criteria that GROH applicants and tenants must satisfy to be eligible to occupy a GROH dwelling, as well as the circumstances under which GROH Client Agencies and the Department of Communities (Communities) may vary these eligibility criteria.

Scope

This Policy applies to all GROH dwellings and is for use by Communities' officers, GROH Client Agencies' staff, GROH tenants and applicants for a GROH dwelling.

It does not address Client Agencies' requirements for their employees to be eligible for a GROH dwelling.

Definitions

Client Agency means either an Employing Agency or a Responsible Agency.

Communities means the Department of Communities.

Dedicated road means a road set aside for use by the public, the absolute property of which is vested in the name of the Crown. The Main Roads Department or local government authorities are responsible for managing such roads (Landgate 2019; cf. s.3 *Land Administration Act 1997*).

Employing Agency means 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.

Extraordinary circumstances means:

- Agreements that stipulate the provision of a GROH dwelling as a feature of the GROH tenant or applicant's employment; or
- Client agencies being constrained to recruit locally due to:
 - o the inability to attract and retain appropriate staff from outside of the town;
 - o the need for a short-term GROH tenancy to meet an emergency; or
 - o the absence of a viable rental market in a town.

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

GROH applicant means a person applying to be a tenant in a GROH dwelling.

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 *Government Employees' Housing Act 1964* (GEH Act), which is owned, leased or constructed by Communities and allocated for use by GROH.

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

GROH tenant means a person residing in a GROH dwelling under the terms of a GROH Tenancy Agreement.

GROH tenancy agreement means the property and tenancy agreement between the GROH tenants and the Client Agency, for which Communities acts as the Agent.

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

Officer means an employee of the Department of Communities.

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

Responsible Agency means an agency responsible for arranging the salary and other entitlements (including accommodation) of the tenant when this tenant is not an employee of an agency.

RTA means the *Residential Tenancies Act 1987 (WA)*.

Policy Statements

1. Eligibility

- 1.1. To be eligible for a GROH dwelling an applicant or GROH tenant must be the employee of a Client Agency or have their accommodation arranged by a Responsible Agency.
- 1.2. Client Agencies determine the particular GROH dwellings to be occupied by their employees.
- 1.3. The following GROH applicants or GROH tenants are not eligible for GROH dwellings, except in extraordinary circumstances:
 - 1.3.1. GROH tenants or applicants – or their partners – who own or have an interest in residential property, within 50 kilometres travel distance by a dedicated road to their place of employment, in which they could reasonably reside.
 - 1.3.2. Client Agencies employees who have been recruited locally.
 - 1.3.3. GROH tenants in breach of their GROH tenancy agreement.
- 1.4. Under extraordinary circumstances, Communities has the discretion to determine initial or ongoing eligibility for tenancy of a GROH dwelling under section 28(1) (a) to (d) of the *GEH Act*.

Document History

VERSION	DATE	REASON	POLICY AUTHOR	OFFICER'S TITLE	DATE LOADED on Internet
1	March 2001	Policy Updated	Andrew Smith	Policy and Projects Officer	March 2001
2	August 2001	Reformatting of Policy	Andrew Smith	Policy and Projects Officer	August 2001
3	January 2004	Reformatting of Policy	Lisbet Schäfers	Projects and Policy Officer	February 2004
4	December 2004	Inclusion of Addendum – Right of Appeal under s.28 GEH Act	Lisbet Schäfers	Projects and Policy Officer	April 2005
5	August 2006	Policy amended to reflect change to the Government Employees' Housing Authority by the Machinery of Government (Miscellaneous Amendments) Act 2006	Lisbet Schäfers	Projects and Policy Officer	August 2006
6	June 2008	Extract defining intent of the GEH Act inserted into local recruitment guidelines	Danielle Faulkner	Coordinator Policy and Projects	June 2008
7	July 2008	Local recruitment policy and practices refined	Danielle Faulkner	Coordinator Policy and Projects	July 2008
8	January 2009	Policy/practices in relation to industrial agreements defined	Danielle Faulkner	Coordinator Policy and Projects	January 2008
9	October 2009	Policy Reformatted	Danielle Faulkner	Coordinator Policy and Projects	October 2009
10	September 2017	Policy comprehensively revised and reformatted as part of the GROH Policy Review	Brett Hockley	A/Senior Policy and Practice Officer	October 2017
11	September 2019	Revise definitions to state the Department of Communities rather than the Housing Authority, include guidelines within policy statements	Brett Hockley	Senior Policy and Practice Officer	September 2019

Authorisation

Version	Authorised by	Approval Date	Effective Date	Sections modified (if applicable)
11	Executive Director Contracting	October 2019	November 2019	Definitions and sec. 1.3.1

Summary Information

Responsible Officer	Executive Director Contracting
Contact Officer	Senior Policy and Program Officer, Contracting
Superseded Documents	N/A
Review	June 2021
File Number	2019/MS/00312
Document Control	This document is published on the Communities website, www.housing.wa.gov.au , under the 'GROH Agencies' section of the 'Investors & Partners' menu.
Legislation & Associated Documents	<ul style="list-style-type: none"> • <i>Government Employees' Housing Act 1964</i> • GROH Application Form • <i>Residential Tenancies Act 1987</i> • <i>Public Sector Management Act 1994</i> • <i>Freedom of Information Act 1992</i>