

**Submission  
No 246**

## **INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING**

**Organisation:** The Oolong Aboriginal Corporation

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An Aboriginal organisation receives a house as the tenant under a lease as the tenant. The lease continues includes quiet enjoyment.

The creation of the Aboriginal Housing Office comes into being and later the Registrar of Community Housing a government regulator that provides a service to social housing providers. The definition of a Social Housing Provider is not clear if an organisation is being a tenant and not sub letting by lease to tenants.

To continue to maintain a house as a tenant and pay regular rent should be sufficient to overcome the requirement under the tenancy lease agreement. The NSW Housing Office appear to require that for services to continue must be registered with the Registrar of Community Housing as a condition of keeping a tenancy.

The cost to the business of continuing such registration is overbearing given such services are audited annually and regulated by government regulators already in place where these services are government funded that account for their annual income and expenditure. Such services who are registered with an accredited agency & annually audited should be exempted from this process of RCH whether they are deemed a social housing provider or not .

Such over duplication can cause the service provider to re evaluate the cost of providing such service when it is placed in this position. It is not known how many such services fit into this type of category.

For example if one house is provided and rent annually to be paid tenanted or untenanted is a cost of \$4,628.00

Under the lease. The service pays for an audited financial statement and is required to pay for the cost of support to maintain certification with the registrar of community housing under a PARS registration process to supply the same information can costs \$3,039.74 on top of the annual rent. This cost may seem trivial but the principle of the argument may not make it a viable option to continue to provide such a service.

If the tenancy agreement exists with the tenant being an individual incorporated association/corporation established not as a social housing provider but more a hospital accredited based structure or other service type and funded for such purpose, then there should be a different regulatory approach. The onus of reporting annual rent collected should be the government department responsibility for the income it collects and what it does with that money. This is rather than the status quo where the organisation undergoing a registration process as a social housing provider that confirms the total rent paid is already known to the department.

The owner of the premises is responsible for repairs and maintenance not the tenant.

Government funded Residential AOD Treatment Facilities could be treated differently as they are not social housing providers.