

H27. CHANGING A TENANCY - IAC RELOCATIONS

Content:	Illawarra Aboriginal Corporation Policies and Procedures
Version:	2.0
Section:	Housing
Applies To:	Board, Management and Staff of all IAC Services
Date:	October 2015 (Review October 2018)

Background and Purpose

The IAC's Housing policies articulate our aims, goals and philosophies in providing housing services for Aboriginal tenants and their families. They explain how the Illawarra Aboriginal Corporation works with its staff and other agencies to ensure that our tenants are afforded the best and most appropriate services and that we meet all of the requirements of the Aboriginal Housing Office and the Office of Community Housing.

IAC Initiated Relocations

As a social housing landlord, the IAC has the right to ask any tenant to relocate to another suitable property, identified by the IAC, that:

- Meets the tenant's known housing and locational needs, and
- Allows continued access to services, and
- Supports the creation of a successful and sustainable tenancy in the new location.

The IAC will only require a tenant to relocate for valid reasons related to portfolio management or tenancy management.

Property Portfolio management

The IAC will relocate a tenant for portfolio management purposes:

- When it intends to sell a property
- When it intends to demolish a property
- For any other compelling reason relating to the management of the IAC's portfolio.

Tenancy management

The IAC will relocate a tenant for tenancy management purposes for these reasons:

- Under-occupancy – the property is too large for the tenant's household due to changing circumstances
- Overcrowding

IAC Initiated Relocations (cont)

The IAC will also relocate a tenant for tenancy management purposes for these reasons:

- The property has features, such as modifications for people with a disability that are no longer needed by current tenants
- The IAC intends to carry out substantial upgrading work on the property and the property needs to be vacant so that this work can happen.
- Management of neighbour disputes or social disharmony that involves or affects the tenant.
- The property or its location is unsuitable for the tenant and their capacity to sustain an IAC managed tenancy is threatened.
- Any other compelling reason relating to the management of a particular tenancy.

Relocations will apply to any tenant asked by the IAC to relocate for management purposes, including a tenant who:

- Has been approved for a transfer
- Is seeking a mutual exchange

The IAC will aim to ensure that affiliation with family and land is supported for tenants being relocated for the following reasons:

- Redevelopment/Sale of Property
- Under-occupancy
- Serious anti-social behaviour

COMPLIANCE

This policy complies with:

- NSW Housing Act 2001
- NSW Residential Tenancies Act 2010

REFERENCES

This policy should be read with:

- **Housing NSW** "Changing a Tenancy Policy"
- **National Regulatory Code** - 1. Tenant and housing services