



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

## **GOVERNMENT REGIONAL OFFICERS' HOUSING**

**Eligibility:  
Policy and Guidelines**

**January 2018**

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# GROH Eligibility: Policy and Guidelines

## Purpose

This GROH Eligibility Policy and Guidelines document (Policy) outlines the criteria set by the Housing Authority that GROH applicants and tenants must satisfy to be eligible to occupy a Government Regional Officers' Housing (GROH) dwelling, as well as the circumstances under which Housing may vary its eligibility criteria.

## Scope

This Policy applies to all GROH dwellings and is for use by Housing Authority officers, GROH Clients' 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, which is 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; or
- a Responsible Agency, which is the agency responsible for arranging the salary and other entitlements (including accommodation) of the tenant when this tenant is not an employee of an Agency.

**GROH** means the Government Regional Officers' Housing program administered by Housing.

**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 Housing and allocated for use by GROH.

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

**Housing** means the Housing Authority, referred to in the *Housing Act 1980*, and operating within the Department of Communities.

**Officer** means an employee of the Department of Communities Housing Division.

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

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

**Tenant** means a person residing in a GROH dwelling under the terms of GROH tenancy Agreement.

## Policy Statements

### 1. Eligibility

#### 1.1. Policy

- 1.1.1. 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.
- 1.1.2. Allocation of a GROH dwelling to an employee is at the discretion of the employee's agency.
- 1.1.3. Except in extraordinary circumstances, the following GROH applicants or GROH tenants are not eligible for GROH dwellings:
  - 1.1.3.1. GROH tenants or applicants – or their partners – who own or have an interest in residential property within 50 kilometres of their place of employment, in which they could reasonably reside.
  - 1.1.3.2. Employees who have been recruited locally.
  - 1.1.3.3. GROH tenants in breach of their GROH tenancy agreement.
- 1.1.4. Under extraordinary circumstances, Housing 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*.

#### 1.2. Guidelines

- 1.2.1. Extraordinary circumstances can include:
  - 1.2.1.1. Agreements that stipulate the provision of Housing as a feature of the GROH tenant or applicant's employment.
  - 1.2.1.2. Client agencies being constrained to recruit locally due to:
    - the inability to attract and retain appropriate staff from outside of the town;

- the need for a short-term GROH tenancy to meet an emergency; or
- the absence of a viable rental market in a town.

1.2.2. Requests for a GROH dwelling based on extraordinary circumstances must be made by Client Agencies in writing to Housing.

1.2.3. Where applications for GROH dwellings are received from locally recruited employees, preference will first be given to government employees relocating from Perth to regional Western Australia.

## Document History

ISSUE	DATE	REASON	POLICY AUTHOR	OFFICERS TITLE	HPRM Ref	DATE LOADED ON Internet
1	March 2001	Policy Updated	Andrew Smith	Policy and Projects Officer	N/A	March 2001
2	August 2001	Reformatting of Policy	Andrew Smith	Policy and Projects Officer	N/A	August 2001
3	January 2004	Reformatting of Policy	Lisbet Schäfers	Projects and Policy Officer	N/A	February 2004
4	December 2004	Inclusion of Addendum – Right of Appeal under s.28 GEH Act	Lisbet Schäfers	Projects and Policy Officer	N/A	April 2005
5	August 2006	Policy amended to reflect the change to the Government Employees' Housing Authority by the Machinery of Government (Miscellaneous Amendments) Act 2006	Lisbet Schäfers	Projects and Policy Officer	N/A	
6	June 2008	Extract defining intent of the GEH Act inserted into local recruitment guidelines	Danielle Faulkner	Coordinator Policy and Projects	N/A	June 2008
7	July 2008	Local recruitment policy and practices refined	Danielle Faulkner	Coordinator Policy and Projects	N/A	July 2008
8	January 2009	Policy/practices in relation to industrial agreements defined	Danielle Faulkner	Coordinator Policy and Projects	N/A	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	18/D61513	January 2018

## Authorisation

<b>Version</b>	<b>Authorised by</b>	<b>Approval Date</b>	<b>Effective Date</b>	<b>Sections modified (if applicable)</b>
[1.0]	Director Housing Programs	November 2017	January 2018	sections 2 to 10

## Summary Information

<b>Responsible Officer</b>	Director Housing Programs
<b>Contact Officer</b>	Senior Policy and Program Officer, Housing Programs
<b>Superseded Documents</b>	N/A
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<b>Legislation &amp; Associated Documents</b>	<ul style="list-style-type: none"> <li>• <i>Government Employees' Housing Act 1964</i></li> <li>• <i>Residential Tenancies Act 1987</i></li> <li>• <i>Public Sector Management Act 1994</i></li> <li>• <i>Freedom of Information Act 1992</i></li> </ul>