



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

**GOVERNMENT REGIONAL OFFICERS'  
HOUSING (GROH)**

**Private Business  
in a GROH Dwelling  
Policy**

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# GROH Private Business in a GROH Dwelling: Policy

## Purpose

The Private Business in a Government Regional Officers' Housing (GROH) Dwelling Policy (the Policy) stipulates the conditions that tenants and occupants in a GROH program dwelling must satisfy to operate a private business from the GROH dwelling.

## Scope

This Policy is for use by Housing officers, GROH Clients' staff, GROH tenants and applicants 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.

**Communities** means the Department of Communities.

**Dependent** means a person who is in a significant relationship with the tenant or in the tenant's custody, care and control; ordinarily resident with this tenant in their GROH dwelling; and either wholly or mainly dependent on the tenant for economic support. This includes:

- a spouse (married or de-facto);
- a partner;
- a student under 25 who is a full-time student a child;
- an invalid relative; or
- a parent or parents or a spouse's parent or parents.

**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 Housing and allocated for use by GROH.

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

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

**Insurances** means all indemnity and public liability insurances required to operate a business from a residential dwelling.

**Leased Property** means a property leased from a private investor to be used for the GROH program.

**Maintain** means to service or repair an item in a GROH dwelling to ensure that it is in working order.

**Occupant** means any person living in the GROH dwelling, other than the GROH tenant, or any of the tenant's dependents.

**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 in occupation of GROH dwellings.

**Private Business** means one whose ownership shares or interests are not publicly traded and are often owned by the company founders and/or their families and heirs or by a small group of investors. A business is run commercially with the intention or purpose of making a profit, with activities regularly and repeatedly undertaken, planned, organised and carried out in a businesslike manner.

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

## Policy Statements

### 1. Operating a Private Business from a GROH Dwelling

- 1.1 If a GROH tenant, their dependent or any occupant of a GROH dwelling wishes to operate a private business in a GROH dwelling, they must:
  - i. obtain the approval of the client agency;
  - ii. obtain the approval of the local government authority;
  - iii. take out all required insurances; and
  - iv. obtain the approval of Communities, and of the property owner for GROH-leased dwellings.
  
- 1.2 For approved private businesses operating in a GROH dwelling, Communities reserves the right to:
  - i. review the rent charged to the GROH tenant, in consultation with the client agency; and
  - ii. withdraw its approval, if justified complaints about the operation of the private business are received.

## Document History

ISSUE	DATE	REASON	POLICY AUTHOR	OFFICERS TITLE	DATE LOADED ON Internet
1	October 2001	Policy Reformatted	Andrew Smith	Policy and Projects Officer	
2	November 2005	Policy amended to reflect the changes to the Government Employees' Housing Authority	Lisbet Schäfers	Projects and Policy Officer	
3	August 2006	Policy amended to reflect the change to the Government Employees' Housing Authority by the <i>Machinery of Government (Miscellaneous Amendments) Act 2006</i>	Lisbet Schäfers	Projects and Policy Officer	February 2004
4	October 2009	Policy Reformatted	Danielle Faulkner	Coordinator Policy and Projects	October 2009
5	September 2018	Policy reformatted and amended	Brett Hockley	Senior Policy and Practice Officer	September 2018

## Authorisation

<b>Version</b>	<b>Authorised by</b>	<b>Approval Date</b>	<b>Effective Date</b>	<b>Sections modified (if applicable)</b>
	Executive Director Contracting	September 2018	September 2018	

## Summary Information

<b>Responsible Officer</b>	Executive Director Contracting
<b>Contact Officer</b>	Senior Policy and Practice Officer, Contracting
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<b>Associated Documents</b>	<ul style="list-style-type: none"> <li>• <i>Government Employees' Housing Act 1964 (GEH Act)</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> <li>• <i>Government Housing Air Conditioning Policy</i></li> </ul>