



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

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

**Alternative Accommodation Policy**

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# GROH Alternative Accommodation Policy

## Purpose

The GROH Alternative Accommodation Policy (the Policy) stipulates the circumstances under which the Department of Communities (Communities) will provide temporary alternative accommodation to GROH tenants, the types of accommodation it may provide, and Communities' and GROH tenants' responsibilities when this accommodation is provided.

## Scope

This Policy applies to all owned and leased dwellings and to Communities and GROH tenants. It is for use by Communities' employees, GROH clients and GROH tenants.

## 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* (GEH ACT); 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.

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

**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 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.

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

**Main air-conditioner** means a central ducted air conditioning unit.

**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 housing programs or private tenants.

**Required maintenance** means maintenance to repair or restore an essential service to a GROH dwelling, to repair or prevent further damage to the property, or to avoid an occupant being at risk of injury. Instances in which required maintenance will be carried out include a complete power outage due to a fault within the GROH dwelling, burst water pipes or other serious water leakages, the complete functional breakdown of main air-conditioner unit, vandalism or a security breach that renders the property unsafe, complete functional breakdown where there is a single toilet in the dwelling.

## Policy Statements

### 1. Required Maintenance, Improvements and Refurbishments

- 1.1 GROH tenants and/or the occupants of a GROH dwelling will be provided temporary alternative accommodation if required maintenance, improvements or refurbishments to a GROH dwelling:
  - a) would cause a severe hazard or health risk to the occupants; and
  - b) cannot be carried out within a reasonable time.

### 2. Alternative Accommodation

- 2.1 The GROH tenant will be accommodated in an unoccupied GROH dwelling or other suitable accommodation.
- 2.2 Communities will be responsible for the costs of any required temporary accommodation and the removal and storage of any furniture.
- 2.3 If a GROH tenant/occupant is being provided temporary alternative accommodation and their furniture or belongings in the GROH dwelling are lost or damaged, the loss or damage will be covered by insurance as follows:

Damage due to	Responsibility
Contractor	Contractor's insurance
Removal	Removalist company's insurance
Break-in or vandalism	Tenant's contents insurance (Communities will arrange repairs to the dwelling if required)

- 2.4 When the GROH dwelling upon which the maintenance has been carried out is safe and fit to be occupied, the tenant may be required to re-occupy the GROH dwelling.

## Document History

VERSION	DATE	REASON	POLICY AUTHORS	OFFICER'S TITLE	DATE LOADED ON INTERNET
1.1	January 2006	Policy developed	Lisbet Schäfers	Projects and Policy Officer	N/A
1.2	June 2008	Policy	Emily Tyrrell-Clark	Policy and Research Officer	
1.3	November 2009	Policy amended	Emily Robinson	Policy and Research Officer	
2.0	September 2018	Policy revised and reformatted to reflect change to Department of Communities	Brett Hockley	Senior Policy and Practice Officer	September 2018
2.1	July 2019	Policy reformatted to remove guidelines and update definitions	Chris Walker	Policy and Research Officer	July 2019

## Authorisation

VERSION	AUTHORISED BY	APPROVAL DATE	EFFECTIVE DATE	SECTIONS MODIFIED (IF APPLICABLE)
2.1	Executive Director Contracting	July 2019	July 2019	

## Summary Information

<b>Responsible Officer</b>	Executive Director Contracting
<b>Contact Officer</b>	Senior Policy and Practice Officer, Contracting
<b>Superseded Documents</b>	N/A
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<b>Document Control</b>	This document is published on the Communities website, <a href="http://www.housing.wa.gov.au">www.housing.wa.gov.au</a> , under the 'Housing', 'GROH Agencies' section of the 'Investors & Partners' menu.
<b>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>Residential Tenancies Regulations 1989</i></li> <li>• Housing Authority Maintenance Policy Manual</li> </ul>