

BARRED TENANTS POLICY

1.1 PURPOSE

Woomera Aboriginal Corporation (WAC) aims to provide Aboriginal people in the Albury area with affordable rental housing that meets the needs of people on very low to moderate incomes, however, WAC is also required to manage ongoing risks associated with the ownership of assets and minimise losses. This policy will outline when there will be a bar on tenants accessing housing.

1.2 SCOPE

This policy applies to all Woomera Aboriginal Corporation (WAC) housing employees.

1.3 POLICY

WAC reserves the right to refuse housing to a person who:

- owes a rental debt to WAC from being a previous tenant in a WAC property.
- owes a rental debt to WAC from being a previous tenant in an AHO property managed by WAC.
- has accrued a non-rental debt (damage to a WAC property) from being a previous tenant in a WAC property.
- has accrued a non-rental debt (damage to an AHO property) from being a previous tenant in an AHO property managed by WAC.

This policy will apply equally to a current tenant seeking a dwelling transfer or a previous tenant seeking re-housing.

Persons who have entered into an agreement to repay the debt may have their eligibility re-instated and the barring lifted.

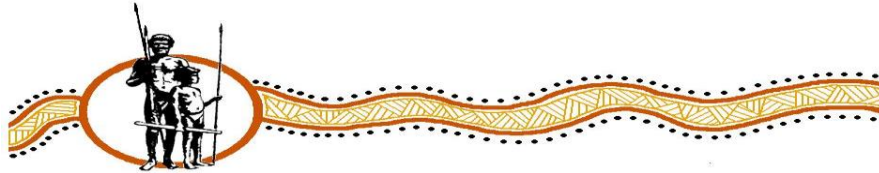
Exceptions

There may be persons who at first appear to be ineligible but have extenuating circumstances that override the normal eligibility criteria.

Documentation of any extenuating circumstances must be provided to WAC before an informed decision can be made by WAC.

Extenuating circumstances could include:

- domestic violence in the household, which is supported by police reports, Apprehended Violence Orders (AVO's) or other relevant documentation;
- persons who are subject to violence or serious harassment where they currently live;
- persons with serious health problems or a disability if their current accommodation is unsuitable -



Woomera Aboriginal Corporation

- medical reports are required;
- persons who are homeless and they have made every attempt to secure or maintain appropriate housing;
- persons living in severe overcrowding and where it can be demonstrated that other housing providers are unable to assist;
- persons living in severe overcrowding in a WAC owned or managed property
- persons who are living in sub-standard accommodation.

1.4 RELATED POLICIES AND PROCEDURES

Housing Policy

Procedure - Allocation of Housing

Procedure – Housing Waiting List

Confirmation of Aboriginality

Procedure – Processing Housing Applications

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