

Remote Public Housing (Local Recruits) Rental Concession

Policy

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Acronyms	Full form
CEO	Chief Executive Officer
GEH	Government Employee Housing
NT	Northern Territory
OCPE	Office of the Commissioner for Public Employment
RPH	Remote Public Housing
the Department	Department of Territory Families Housing and Communities

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1. Purpose

This policy outlines the Northern Territory Government's commitment to provide housing support to Northern Territory Government employees living in remote public housing. This policy is an extension of the rental concession benefit that is provided through Northern Territory Public Sector Enterprise Agreements and Office of the Commissioner for Public Employment (OCPE) Determinations.

2. Scope

This policy applies to Remote Public Housing (RPH) tenants who have entered into a tenancy agreement with the Chief Executive Officer (CEO) (Housing) and are employed on a full-time basis by the Northern Territory Government.

This policy does not apply to Government Employee Housing (GEH) tenants or other tenants not living in RPH.

3. Policy detail

3.1. Remote rent

Remote rent is determined by the Minister for Housing and Homelands ('the Minister') under Section 23 of the *Housing Act 1982* and is reviewed periodically and published in the Government Gazette.

3.2. Rental concession benefit

RPH tenants who meet eligibility requirements will receive a rental concession for their public housing premises as set out in the relevant Northern Territory Public Sector Enterprise Agreements and OCPE Determinations.

3.3. Eligibility for a rental concession benefit

As per Commissioner for Public Employment Determination 2 of 2023, this rental concession benefit is subject to the following eligibility criteria:

1. An employee who resides in RPH provided by the CEO (Housing), shall be entitled to a remote locality rental concession as determined by an enterprise agreement or Determination which covers their employment, subject to the employee being:
 - a. employed on a full time basis on;
 - i. an ongoing basis; or
 - ii. a single fixed period contract for a period of 12 weeks or more, and any further consecutive fixed period contract thereafter; or
 - iii. for a series of consecutive fixed period contracts totalling 12 weeks or more, from the commencement of the twelfth week of employment.
 - b. listed as a signatory on their remote public housing tenancy agreement; and
 - c. eligible for GEH as determined by the CEO (Housing).

For the purpose of 1(c), an employee is ineligible for GEH if the employee or their spouse/partner owns, at the time of commencing employment in the remote location, or at any time during the period of occupation, a private dwelling within a 50 km radius of their work location.

2. The rental concession will cease immediately with effect from when:
 - a. any provision of paragraph 1(a)-(c) is not met; or
 - b. the CEO (Housing) determines there are extenuating circumstances which warrant the concession ceasing (e.g., for reasons including, but not limited to, extended unpaid / unauthorised absences from work, non-compliance with the *Residential Tenancies Act 1999*).

Note: Employees who reside in RPH may be eligible for GEH, as determined by the CEO (Housing) in accordance with Commissioner for Public Employment Determination 8 of 2015.

3.4. Payment arrangements

3.4.1. Rent payable

The employing agency will be responsible for paying the rent, per relevant RPH premises, to the Department of Territory Families, Housing and Communities as per the NT Government Employee Housing Agency Billing Policy Determination. Collected rent will be applied to RPH tenancies with the CEO (Housing).

Tenants will be responsible for paying the rent, at the gazetted rate for RPH, if they do not meet eligibility requirements for rental concession benefits.

3.4.2. Other tenancy related charges

Tenants will continue to be responsible for any current rent arrears, agreements to pay and other tenancy related charges required to pay to the CEO (Housing) under the tenancy agreement.

4. Tenancy and asset management

Tenancy and asset management responsibilities will continue to be managed by the relevant regional Remote Housing Officer.

5. Discretionary decision making

Discretion can be applied to this policy using the Discretionary Decision Making policy.

6. Complaints and/or appeals

If a tenant is not satisfied with either a decision or action of the CEO (Housing), they can access the Department's complaints and/or appeals process. For further information, please refer to the Complaints and/or Appeals policies.

7. Review of the policy

If at any time the legislative, operating or funding environment is so altered that the policy is no longer appropriate in its current form, the policy shall be reviewed and amended accordingly in agreement with the Commissioner for Public Employment. The OCPD will ensure the policy meets legislative requirements.

8. Legislative basis and related resources

8.1. Legislation

Housing Act 1982

Residential Tenancies Act 1999

Public Sector Employment and Management Act 1993

Commissioner for Public Employment Determination 8 of 2015

Commissioner for Public Employment Determination 2 of 2023

8.2. Policies

Appeals policy

Complaints policy

Discretionary Decision Making policy

NT Government Employee Housing Agency Billing Policy Determination 1.1

Rent policy