



Ageing In Place Independent Living

Objective

Completed in 2024, the 2 bedroom Ageing in Place villas in Stuart Street, Leonora, provide fit-for-purpose rental accommodation options for older members of the community, to support the ongoing independence and health of residents, as part of an age-friendly community. This document outlines the procedures for providing, assessing, and managing tenancy applications.

The Shire of Leonora (Shire) aims to ensure the process is fair, equitable, and transparent.



**APPLICATION
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Policy Statement

The Shire will provide housing to residents based on the following eligibility criteria:

1. Be an Australian citizen or permanent resident and able to prove your identity.
2. Live in Western Australia and have a connection with the broader Leonora community.
3. Not earn in excess of the income set out under the National Rental Affordability Scheme.
4. Not hold assets in excess of the amounts set out in the National Rental Affordability Scheme.
5. Not be the owner or part-owner of property that constitutes another viable housing option.
6. At least one applicant must be over the age of 65, or over the age of 55 for people who identify as Aboriginal or Torres Strait Islander.

The Shire shall allocate units within the ageing in place village in alignment with the Community Housing Eligibility Policy (CHEP).





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Tenancy details

The 2 bedroom villa's are offered on the following basis:

- In accordance with the terms and conditions as outlined in the Residential Tenancies Act.
- All tenancy agreements will be executed using the Residential Tenancy Agreement.
- The villa's are offered on a weekly rental basis with a bond of 4 weeks' rent being applicable.
- The rent is reviewed annually and will be set by the Council as part of the Annual Fees and Charges.
- Tenants are liable for power and water usage and are sub-metered.
- All telecommunications are between the tenant and the supplier of their choice.
- All building maintenance is to be performed by the Shire.
- The private gardens are to be maintained by the tenant.
- The common gardens are to be maintained by the Shire.
- Tenants shall agree to abide by a community code of conduct.

Additional details

- Submission of an application does not oblige the applicant to take up an offer of residence, and the application can be withdrawn at any time prior to signing a tenancy agreement, at no fault.
- All units will be subject to six monthly property inspections, to be conducted by a realtor.
- The rental fee is \$225 per week, excluding utilities



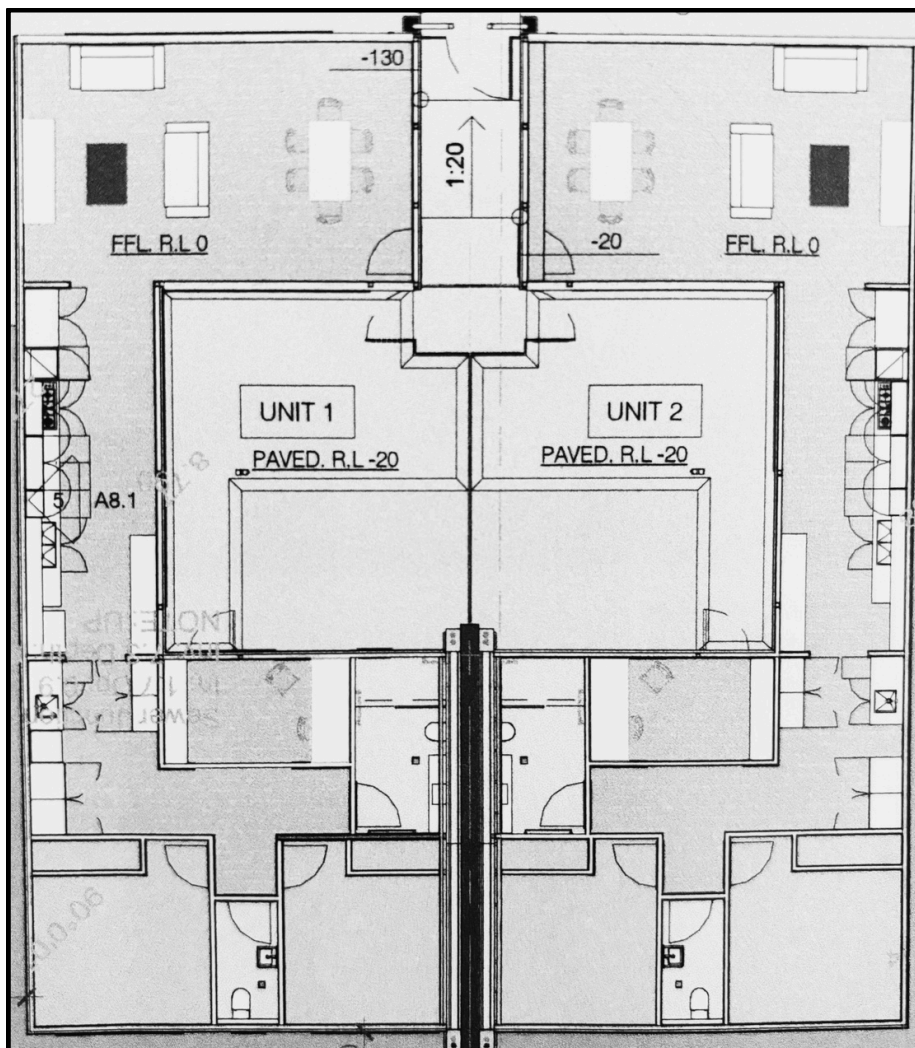
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To be eligible for consideration, a completed application and proof of identity must be provided by the application cut-off.

The close date for the current application round is:

- **Friday 19 December, 2025 at 4pm**

As external agencies are consulted through the assessment process, applicants should not expect to be advised of the outcome until early January 2026.



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Application assessment

Applications will be assessed against the following criteria:

1. Social and Affordable Housing Eligibility

- Are you eligible for Social (Band A) or Affordable (Band B) Housing Eligibility Limits?

2. Residential Status/Community Involvement

- How long have you resided in the Shire of Leonora?
- Are you currently or have you in the past actively participated in community groups, events and/or enabled others to get involved within your community?

3. Health and Care Requirements

- Do you qualify for government-funded aged care services?
- Are you in poor health and require more complex care/been admitted to hospital in the last 6 months?

The intention of the assessment is to ensure the special-purpose housing is provided to community members in greatest need. This includes low-income, locally based, and health/care requirements.

Additional information shall also be assessed on a case-by-case basis, such as the absence of similar accommodation options in Menzies, Kookynie, and Laverton, the real estate market in remote locations, and a recommendation of the Director of Nursing, GP, Community Health, or other relevant agencies or persons (within privacy parameters).



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Applications

Applications open on Friday 28 November, 2025 with completed applications to be submitted by **Friday 19 December, 2025**.

Please send applications to evan.campbell@kalgoorliemetro.com.au or alternatively, paper applications can be submitted to the Shire of Leonora office and staff will email it on your behalf.

Queries

For all queries please contact Evan Campbell at Kalgoorlie Metro Property Group at evan.campbell@kalgoorliemetro.com.au or on 0413 601 970.

A viewing of the vacant unit can be arranged upon request.



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