

Ageing In Place Independent Living

Objective

The newly completed Ageing in Place 2 bedroom accommodation 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
PACKAGE**



Ageing In Place Independent Living

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 (as per the Community Housing Income and Asset Limits (CHIAL) Policy 2020).
4. Not hold assets in excess of the amounts set out in the National Rental Affordability Scheme (as per the CHIAL).
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 Income and Asset Limits (CHIAL) Policy 2020.





Ageing In Place Independent Living

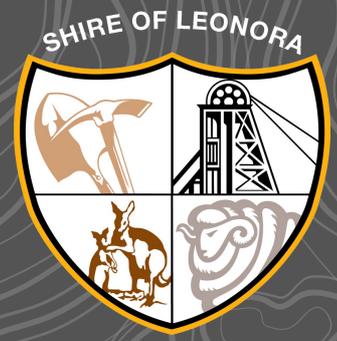
Tenancy details

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 has yet to be confirmed.

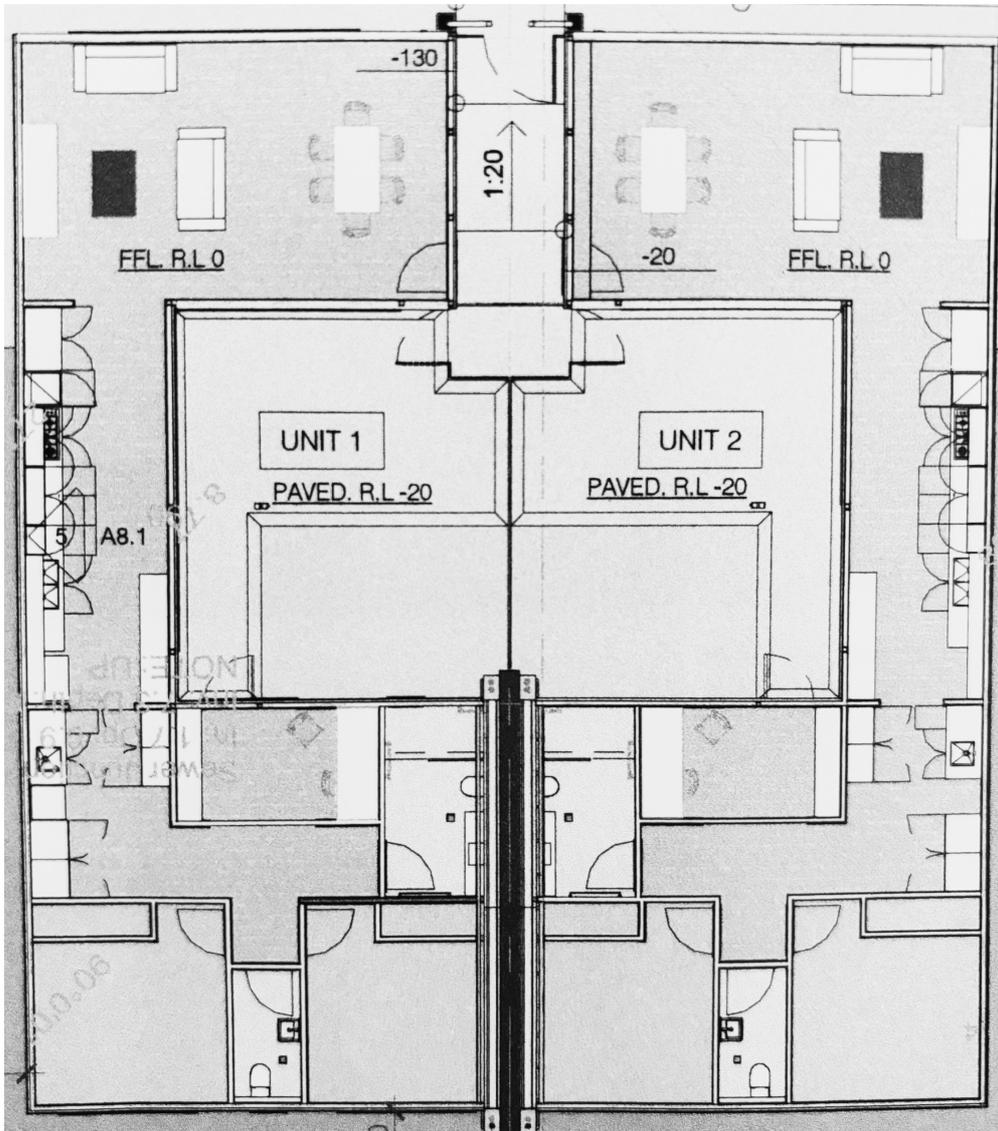


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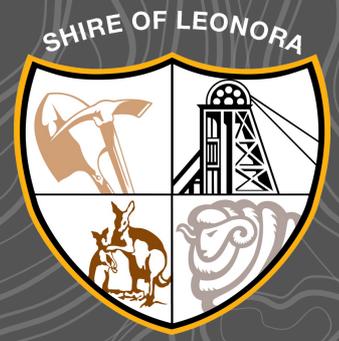
The currently vacant villas shall be advertised in accordance with the Shire of Leonora procedures for Public Notices.

To be eligible for consideration, a completed application and proof of identity shall be provided by the application cut-off period. The current close date for applications is Friday 29 March, 2024.

It is anticipated that the application approval process will be completed early April, with occupancy available soon afterwards (exact date to be advised).



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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

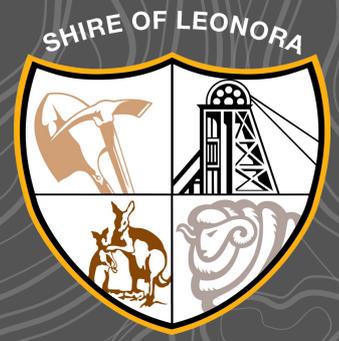
- How long have you resided in the Shire of Leonora?
- Are you currently or have you in the past actively participated in community groups, events and/or enabled others to get involved within your community?

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 1 March, 2024 with completed applications to be submitted to Evan Campbell by **Friday 29 March, 2024**.

Applications should be sent to evan.campbell@kalgoorliemetro.com.au or alternatively, paper applications can be submitted to the Shire office and staff will email it for you.

A viewing of the units will be held for applicants on Friday 15 and Saturday 16 March - to register your interest, please contact the Shire office on 9037 6044 or admin@leonora.wa.gov.au by 14 March, 2024.

Queries

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



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AIP

Application Form

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1. Name of Applicant

2. Are you an Australian citizen or permanent resident?

- Yes / No

3. Are you aboriginal or Torres Strait Islander?

- Yes / No

4. Can you provide proof of current residential address? i.e. a copy of your current driver's licence or a current utility bill ?

- Yes / No

5. How long have you resided in the Shire of Leonora?

6. What is your date of birth?

- If you intend for someone to live with you, how old are they?

7. Do you currently own a property in Leonora or somewhere else?

- Yes / No
- If so, what is the address(es)?

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AIP

Application Form

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8. Do you currently live with someone (including children or dependents)?

- Yes / No
- If so, how many dependents?

9. Do you qualify for government-funded aged care services?

- Yes / No

10. When considering your overall health:

a. Are you in good health?

- Yes / No

b. Do you require more complex care?

- Yes / No

c. Have you been admitted to hospital in the last 6 months?

- Yes / No

Details: _____

11. Do you currently live unassisted?

- Yes / No

12. Do you need daily care or assistance?

- Yes / No

13. Do you currently have any pets?

- Yes / No
- If so, how many, what type, age & size (kg's)?

AIP

Application Form

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14. Do you earn in excess of the income limits set out under the National Rental Affordability Scheme (as per the Community Housing Income and Asset Limits (CHIAL) Policy 2020).

- Yes / No
- How much do you earn per week (before tax)?

North West / Remote				
Household type	Income Limit		Disability	
	Weekly	Annual	Weekly	Annual
Single person	\$1,411	\$73,631	\$1,764	\$92,039
Two adults/couple	\$1,951	\$101,801	\$2,439	\$127,251
Sole parent / 1 child	\$1,953	\$101,873	\$2,441	\$127,341
Sole parent / 2 children	\$2,421	\$126,299	\$3,026	\$157,874
Couple / 1 child	\$2,420	\$126,228	\$3,025	\$157,785
Couple / 2 children	\$2,888	\$150,654	\$3,610	\$188,318

15. Do you own or hold assets in excess of the amounts set out in the National Rental Affordability Scheme (as per the CHIAL).

- Yes / No
- What assets (estimate of value) do you own?

Household Type	Asset Limit
Single	\$332,000
Partnered (combined)	\$412,500
Couple but separated due to illness (combined)	\$412,500

APPLICATION