

TENANT AND HOUSING SERVICES

SECURITY OF TENURE POLICY

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APPROVAL – BOARD OF MANAGEMENT	
CHAIR:	Neil Power
SIGNED:	
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Queries regarding the content of this document may be directed to:

Cornerstone Housing Ltd.
PO Box 100 Marden SA, 5070
ABN 53 168 938 118
RLA 268473
operations@cornerstonehousing.com.au
cornerstonehousing.com.au

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1. RATIONALE

This policy outlines Cornerstone Housing Limited (Cornerstone) responsibility in managing a tenancy in relation to their Tenure as a client with Cornerstone.

2. LEGISLATION AND OTHER POLICIES

2.1. Cornerstone will comply with the following legislation (as amended):

- Residential Tenancies Act 1995
- National Rental Affordability Scheme Act 2008

2.2. Cornerstone will comply with the following policies (as amended):

- Housing SA, Community Partnerships and Growth Tenure: Fixed Term Leases v3
- Renewal SA Core Operating Policies and Procedures

3. GENERAL POLICY

3.1. Cornerstone will ensure that each tenancy will be managed in accordance with that tenancy's funding agreement or memorandum of understanding.

3.2. Cornerstone will offer security of tenure unless:

- The tenant is in breach of their Residential Tenancy Agreement under the Residential Tenancies Act 1995 (as amended)
- Sale of a property by a private landlord
- The property is deemed unfit for habitation – attempts will be made to relocate the tenant if possible
- The property has been earmarked for regeneration or redevelopment – where appropriate, attempts will be made to relocate the tenant

4. DEBENTURED PROPERTIES

4.1. Community housing tenants will be offered tenure under the CPG Tenure: Fixed Term Leases Policy

5. NBESP FUNDED HOUSING

5.1. NBESP tenants will be offered tenure under the CPG Tenure: Fixed Term Leases Policy as per their funding package e.g. Homelessness, Ex-institutional.

6. PRIVATE RENTAL (INCLUDING AFFORDABLE HOUSING)

6.1. Private rental tenants will be provided security of tenure at the owner's discretion.

<i>Revision</i>	<i>Change</i>	<i>Date</i>
1.0		3/12/2014
1.1	- Added <i>Change Log</i> - Rebranded to Cornerstone Housing Ltd.	6/11/2015
2.0	- Added property regeneration and redevelopment to 3.2 <i>General Policy</i> (point 4) - Amended wording of 3.2 <i>General Policy</i> - Added the <i>Core Operating Policies</i> to 2.2 - Removed NRAS from 6. <i>Private Rental</i>	22/07/2016