

Fact Sheet



HAVELOCK HOUSING ASSOCIATION

Community Housing Fact Sheet

Our Vision: To be a dynamic, innovative and progressive community housing provider, offering homes to people on low to moderate incomes in the ACT.

And

Our Mission: To provide members with safe and secure accommodation consistent with community housing standards that will contribute positively to their quality of life. In achieving this mission the Association will promote social justice, work towards maximizing member participation, follow sound business principles, and be a responsive and innovative organisation.

Havelock House is a shared accommodation building, divided into 22 Units, housing 104 people (over 18) in a group-shared environment. Accommodation is for single people who are capable of independent shared living arrangements. Units are different sizes and accommodate from 2 to 8 people. Each person has their own bedroom sharing all other facilities such as kitchen, lounge and bathroom.

Gungahlin Singles Accommodation is a two building accommodation site, divided into 20 Single Persons Units. Accommodation is for single people who are capable of independent living arrangements. Each apartment has a bedroom, kitchen, lounge and bathroom. Individual Dwelling Accommodation The Association also has a limited number of individual dwellings across the ACT. Properties range from one through to four bedroom options that all have separate bedrooms, kitchen, lounge and bathroom.

Who can apply?

To be eligible you must:

- have been approved and referred to us by Housing ACT (HACT) after undergoing an assessment of your income and assets (for your knowledge, the relevant 'Social Housing Assistance form', which you will be required to complete can be accessed from the following site);

http://www.dhcs.act.gov.au/__data/assets/pdf_file/0015/5280/Registration_for_Social_Housing_Assistance_form.pdf

- have lived in the ACT for at least 6 months and be at least 18 years old
- not own or have an interest in residential property anywhere in Australia
- not have cash or convertible assets over \$40,000 (excluding ordinary household, personal effects and a car)
- not have any outstanding debt with the Association
- not be on our list of previous applicants who are deemed unsuitable to be housed

- attend an interview with an Intake Officer
- be accepted as suited to a resident
- become a Member of the Havelock Housing Association
- sign an Occupancy Agreement, before taking up occupancy at Havelock House

How much will it cost?

- HHA charges a Bond of 4 weeks rent (bond loans can be arranged with HACT)
- Two weeks rent paid in advance (25% of income + CRA)
- A once off \$5 membership fee
- Some places are available for International Students and affordable renters
- In shared accommodation such as Havelock House, charges include all additional costs such as electricity, gas and electricity.
- As a tenant member of Havelock Housing Association Inc. (HHA), tenants may be entitled to claim CRA (subject to approval) to assist with rent payment. Upon commencement of tenancy, the tenant agrees to apply and collect CRA to contribute towards the total rent payable. If you are ineligible to claim CRA, then arrangements may be made to review rental rate.

About the Bond

- You can get help with the Bond by making an application to HACT for a loan of 90% of the Bond if eligible.
 - All Bonds are lodged with the ACT Rental Bonds Board
 - Bonds are refundable when you vacate the premises (conditions apply, such as leaving your premises in good clean order, no outstanding rental payments etc)
- Rules to remember for the comfort and safety of everyone:
- Havelock House and Gungahlin Singles Accommodation are for single people only
 - No children are allowed to stay overnight (in shared accommodation options)
 - No animals are allowed (in shared accommodation options)
 - Residents must obey Fire Evacuation Procedure (in shared accommodation options)
 - Residents must be willing to participate in the cleaning of shared accommodation
 - Rent must be paid two weeks in advance
 - HHA does not offer Payment Plans if you fall behind in your rent
 - Follow the rules for acceptable behaviour
 - No squatters are allowed

Member Participation: - Havelock Housing Association Inc.

- **Senior Residents Program:** Residents are encouraged to join this Program and help the Association in numerous ways such as gardening, maintenance, administration, domestic duties, computing skills etc at shared accommodation options.
- **Social Events:** The Association holds some functions throughout the year such as barbecues, Christmas Party, resident meetings etc and Residents are encouraged to help organise these functions.
- **Be a Board Member:** Being a Board Member provides valuable experience and looks good on your CV. Training is provided for any Housing Members who want to join the Board and improve their Management and Meeting skills.
- **The Havelocker:** Members Newsletter needs participating Members to help bring a creative, informative and fun magazine to residents.

Our Contact Details

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