

# SUPPORTED ACCOMMODATION SCHEME POLICY

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## Purpose

The purpose of this policy is to support the liveability of the City of Karratha by making affordable accommodation available to eligible service workers, allied health professionals and students. By doing so, the City aims to strengthen the local workforce, encourage learning and build a vibrant, inclusive and sustainable community.

## Definitions

**The Act** means the *Local Government Act 1995*.

**Council Member** means a person currently serving a term of office as an elected member of the Council in accordance with *the Act*.

**Affordable Accommodation** means housing offered at a reduced rent to eligible people to help them live and work or study in the City of Karratha.

**Service Worker** means a person employed in retail, hospitality or community services in a small to medium business that enhances the liveability of the City.

**Allied Health Professional** means a person working in a designated health profession (as defined by administrative procedure), employed by a small to medium business.

**Student** means an adult enrolled in a course of study in Karratha at Australian Qualifications Framework (AQF) Level 4 or above.

**Small to Medium Business** means a business with an annual turnover of less than \$10 million.

## Policy Statement

This policy sets out the City's approach to maintaining and providing affordable rental accommodation. This policy recognises that housing affordability is central to attracting and retaining essential workers and students in the region.

## Policy Principles

### 1. Target key areas

The City will ensure that affordable housing programs will target those essential community service areas that are in most need of housing. Three categories have been identified:

- **Category 1:** Service Worker Accommodation
- **Category 2:** Allied Health Accommodation
- **Category 3:** Student Accommodation

## 2. Preserve existing affordable dwellings

The City will ensure that dwellings allocated towards affordable housing programs will be appropriately maintained and preserved for the duration of the program.

## 3. Eligibility Criteria

Eligibility criteria for programs implemented by the City will be detailed in those programs and shall consider:

- (a) income thresholds
- (b) priority community services
- (c) non-government and not for profit small to medium size businesses
- (d) annual compliance checks
- (e) allocation of housing in the name of the employer or employee
- (f) employee must be working a minimum of 30 hours per week.

## 4. Rent and Lease Terms

Rent and lease terms will be specific to each of the target key areas.

- (a) All tenants will enter into a REIWA Residential Tenancies Agreement and comply with all terms and conditions including any special conditions that maybe applicable.
- (b) All tenants are responsible for paying for their own utilities and contents insurance.
- (c) Rent is reviewed at least annually to ensure fairness and alignment with market and income conditions. Consideration will be given to the purpose of the programs being undertaken and rent affordability in Karratha with a comparable market rent in Perth.

## 5. Application and Assessment

Applications are assessed by the City in accordance with administrative procedures.

Where demand exceeds supply, the City may prioritise applicants based on community need, contribution to local services and length of service.

## 6. Responsibilities

The City of Karratha is responsible for managing properties, assessing applications, and maintaining fairness and transparency.

Tenants are responsible for complying with lease conditions and maintaining the property in good order.

## Related Documents

Legislation & Local Laws	<i>Local Government Act 1995</i> <i>Residential Tenancies Act 1987</i>
Relevant Delegations	
Strategies & Plans	Council Plan 2025-2035

## Related Council

## Policies

Procedures, Documents & Forms	Service Worker Accommodation JV Agreement
	Service Worker Accommodation Aggregation Strategy – Guidelines and Eligibility
	<a href="#">Service Worker Information Sheet</a>
	<a href="#">Service Worker Application Pack</a>
	<a href="#">Service Worker Checklist</a>
	CofK Property Allocation Internal Procedure

## Policy Owner

Directorate	<i>Corporate &amp; Commercial</i>
Department	<i>Governance &amp; Organisational Strategy</i>

## Review Management

Next review due: *June 2027*

## Version Management

Version	Date	Council Resolution #	Description
<i>1.0</i>	June 2025	OCM250630-18	Original policy adopted