
Document name	Frequently Asked Questions – DEA Housing
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How can an employer apply for rental properties?

Any employer can apply through LJ Hooker. The applicant must demonstrate all the relevant criteria within the policy have been met. Applicants need to look at the private market first and will only be approved if comparable alternative accommodation is not currently available.

Tenancy agreements will be with employers rather than employees. Subsequent arrangements between employers and employees are for those parties to determine.

Why has the policy changed?

The policy released by Rio Tinto Alcan in June 2014 was intended to guide the allocation of properties in advance of the establishment of Developing East Arnhem. Now that Developing East Arnhem is operational, the former Rio Tinto Alcan policy has been amended slightly to remove complexity and address reported confusion within the regional business community.

Where can I obtain application forms?

Application forms are available to be downloaded from: www.developingeastarnhem.com.au

Hard copies can be obtained from the local LJ Hooker office at Endeavour Square.

How are applications assessed?

In assessing each application against the policy and company objectives, Developing East Arnhem will consider several sources of information including: the details required as per the application form, demonstration of the employer's existing and ongoing viability, feedback from local real estate agents, advertisements on local noticeboards, newspapers and realestate.com, compliance with relevant regulations and/or any supplementary information or evidence requested from the employer.

What happens if I have entered into a lease under the former Rio Tinto Alcan policy?

All leases entered into under the former policy will be honoured.

What is considered to be 'reasonable steps to secure and/or retain private rentals' prior to applying to access a Developing East Arnhem property?

It is an expectation that applicants consult local real estate agents and search for available rental properties (e.g. online and on local noticeboards etc.) prior to lodging an application.

If existing private rental properties are available at a comparable price, standard and term, applicants will be directed to first take up these offerings.

If an applicant intends to vacate a rental property at the end of an existing lease term to occupy a Developing East Arnhem property, they will need to demonstrate that continuing the current lease would place an unnecessary or unreasonable burden on their organisation.

Can application decisions be appealed?

As with a normal rental application process, there is no option to appeal a decision.

Can I obtain information about an application status?

No, like any rental application, individual applications are commercial in confidence.

Can an individual apply for the vacant housing?

No, at this stage applications must be through a company, registered association, or government agency that demonstrates a reasonable capacity to meet rent commitments. We encourage individuals to speak with their employer about options to obtain housing. This could be through a direct arrangement between the employee and employer.

What is the weekly rent payable?

- \$325 per week for a 2 bedroom flat
- \$450 to \$475 per week for a 3 bedroom house
- \$550 to \$625 per week for a 4 bedroom house

How were the weekly rental amounts determined?

Following consultation with local stakeholders and agents, an independent valuer was engaged to provide expert guidance on rent values.

Are 250 houses available now?

No, properties will be progressively made available. For the meantime, Rio Tinto Alcan and Developing East Arnhem have agreed properties will only be transferred once a tenant is in place. The balance of the housing will be held by Rio Tinto Alcan.

Due to existing tenants and scheduled maintenance programs, Rio Tinto Alcan is progressively making properties available throughout in 2014 and 2015.

What are the terms of the leases?

The preferred lease term is 12 months. Other arrangements can be negotiated. Generally, terms less than 6 months will not be considered.

Who pays for utilities such as power?

The tenant (a company, incorporated association or government agency) is responsible to pay for all utility costs.

Where does the revenue from the rent received go?

The revenue will go to Developing East Arnhem to provide income, which will sustain it and assist to drive economic development in the region. Developing East Arnhem will be responsible for the ongoing maintenance of the housing.

What about private investors, how can they be assured the policy is adhered to?

Developing East Arnhem understands people have invested in the property market in Nhulunbuy and our policies are designed to support a stable occupancy rate of these private rental properties. Information detailed on the application form includes the requirement to sign a statutory declaration that the applicant has taken every step to find a comparable and appropriate property on the private market.

LJ Hooker is also working to better identify current and upcoming private rentals. Those investors who presently manage their property privately (i.e. outside of the two formal property agents in Nhulunbuy) will need to consider alternative advertising channels so that community members and organisations are aware of available properties.

Who is managing the properties?

LJ Hooker is the agent managing the housing on behalf of DEA.

LJ Hooker:

(08) 8987 8103