
Policy name **Housing Policy - Access by third parties to Developing East Arnhem housing**

Policy established **21 November 2014**

Intent

To provide guidance on the terms of access by third parties to housing assets (houses and flats) held by Developing East Arnhem.

Scope

This policy applies to Developing East Arnhem (DEA) housing assets. It replaces Rio Tinto Alcan's (RTA) transition policy titled *Access to Housing that will be provided to the Development Corporation by third parties*.

Developing East Arnhem reserves the right to amend this policy.

Context and Policy Objectives

In late November 2013, RTA announced that refining operations at Gove would be suspended. It was recognised that this decision may impact the residential property market in Nhulunbuy.

In April 2014, RTA and the Northern Territory Government (NTG) announced an Economic Development Entity would be established through a total matched funding commitment of \$4 million and the allocation of up to 250 RTA housing assets for the purposes of fostering economic development in the East Arnhem region.

RTA, in committing the housing assets, acknowledged the need to take care in the release of property to the market. Developing East Arnhem will continue to consider the release of the properties to the market based on activity and demand.

The Entity, Developing East Arnhem Limited, was launched on 21 November 2014.

It is recognised by Developing East Arnhem, that ongoing economic growth and business viability requires accommodation to be available, accessible and affordable.

This policy provides guidelines for the release of Developing East Arnhem housing assets. It reflects the importance of continuing to encourage and support a healthy private housing market in Nhulunbuy and balances this with the objective of sustaining the local population and diversifying and growing the regional economy and local jobs.

Terms of access

Developing East Arnhem's housing assets will be used to:

- Attract and encourage new and expanded economic activity, and
- Support the operation of existing business and service providers in the region.

The following will guide the release of the housing assets:

- Tenancy agreements will be with an employing company, incorporated association or government agency. (Applications by other businesses entities may be considered by exception).
- Employers will need to demonstrate they have taken reasonable steps to secure and/or retain private rentals prior to applying to access these properties.
- Employers will need to demonstrate business activity that indicates capacity to meet rental payments.

Developing East Arnhem will continue to use the rental rates determined by an independent valuation issued in August 2014. Developing East Arnhem will review as required the rental rates by obtaining further valuations. The valuation remains the right of Developing East Arnhem.

The housing assets are to be income producing. Developing East Arnhem will be responsible for all maintenance and costs associated with maintaining them.



Tenants are to maintain the property to a reasonable standard.

Owners of private rental properties are responsible for advertising their own properties.

Any exceptions to this policy will be subject to the approval of the Developing East Arnhem Board.

All tenancies entered into by Rio Tinto Alcan prior to 21 November 2014 will continue on current terms and be transferred to Developing East Arnhem.

Administration of housing rented to third parties

For the time being, the current manager of the RTA houses, LJ Hooker, will be used as the agent for the management of Developing East Arnhem housing assets. Enquiries for property should be directed to LJ Hooker in the first instance. LJ Hooker can be contacted on:

Contact no: (08) 8987 8103

Contact email: nhulunbuy@ljh.com.au

Application forms for housing are available at the following link:

www.developingeastarnhem.com.au

