

2.1.2 Standard Properties



Preamble

Women's Housing Company (WHC) is a community housing association as part of the social housing system in NSW. WHC offers long term housing for single women and medium term housing through support partnerships.

It is the intention of Women's Housing Company to offer good quality, safe and affordable housing to our target group.

We recognise that individual standards and expectations differ greatly between applicants which is often a reflection of prior experiences, socio-economic background and personal needs.

WHC recognises that some blocks of units are of higher standard with regards to the location, property structure, design, proximity to community facilities, transport and services than others. While the upgrade of these properties is part of the asset management planning, in reality this is a long term perspective and will never address all shortcomings of some blocks of properties.

The housing stock consists of a combination of properties owned by the Housing NSW and managed by WHC (roughly 75%) also referred to as capital properties, and properties leased by WHC from the Private Rental Market (roughly 25%) also referred to as leasehold properties.

WHC has limited control with respect to the age, location, block size, and other features of the housing stock.

WHC guarantees that the housing offered is of a standard meeting the requirements set by tenancy law under the NSW Residential Tenancy Act 1987.

POLICY

A **standard property** makes no distinction between a capital and a leasehold property and relates to;

- a one bedroom unit
- contains a shower or a bath
- is secure
 - ⇒ security relates to a deadlock on the main unit door
 - ⇒ and a security main door, or
 - ⇒ a security door at the individual unit

While WHC will attempt to meet personal needs as best as possible, anything above and beyond the stated description of a reasonable offer is not guaranteed.

PROCEDURE

The description of a standard property is available;

- In the policy
- In the information sheet as part of the Application Pack, see reasonable offer; and
- On request