

Tenure of a Lease Policy - Number 106

Edited August 2023

1. Purpose

This policy outlines how long a tenant can lease an affordable housing property through Pacific Community Housing.

2. Scope

This policy applies to all Pacific Community Housing assets and its tenants.

3. Principles

Though there are no set limits on the length of time a household can remain in an affordable housing property, this policy intends to show how Pacific Community Housing will offer services, where possible, in an ongoing and ever-growing way.

4. Tenure

A tenant living in one of Pacific Community Housing's properties may continue to rent the property for either:

- A fixed term.
or
- A continuous basis.

This is conditional on whether:

- A tenant remains eligible to access affordable housing as outlined in Pacific Community Housing's Eligibility for Affordable Housing policy.
or
- Pacific Community Housing can reasonably demonstrate a better agreement for both the tenant and the provider. If this is the case, then Pacific Community Housing must have offered the tenant a similar or better and reasonable alternative property.

Should a tenant become ineligible to access affordable housing or if Pacific Community Housing can reasonably demonstrate a better agreement for both the tenant and the provider then the Breaking or Terminating a Lease policy will be followed.

5. Legislative Framework and Related Policies

- Eligibility for Affordable Housing - Policy 101
- Breaking or Terminating a Lease – Policy 108
- State Environmental Planning Policy (Housing) 2021
- Residential Tenancies Act 2010