

Service Worker Accommodation



Information Sheet

Karratha is currently experiencing a lack of affordable housing with local resource projects and activity increasing in the region. With low housing availability, residents are facing increased rental costs well beyond the median Perth rental price. For lower income earners and local businesses the lack of affordable housing creates a significant barrier to living and working within the City of Karratha.

The City of Karratha in partnership with Rio Tinto and Woodside invite expressions of interest from local organisations and businesses to access a property from the Service Worker Accommodation Pool, providing affordable rental.

Eligibility?

Individual Eligibility:

- ✓ Be an Australian citizen or be eligible to work in Australia.
- ✓ Be employed in an occupation which services the broader community, not solely the resources sector.
- ✓ Be employed by a not-for-profit, non-government or local business offering essential services within the City of Karratha
- ✓ Be employed on a continual/casual basis, working no less than 30 hours per week, paid by an organisation based within the City of Karratha and not working on a FIFO/DIDO roster.
- ✓ Do not own a residential dwelling within the City of Karratha, or 50% or more of a property elsewhere (applicable to all dwelling occupants).
- ✓ Do not have an individual gross assessable income greater than \$90,000 p.a. or a shared household gross assessable income greater than \$130,000 p.a..
- ✓ Do not have a partner or dependent proposed to reside with the primary tenant who works for a resource company or a company who provides the majority of its services directly to the resource sector.
- ✓ Is not eligible for other employee or government housing programs (applicable to all members of the household).

Organisation Eligibility:

- ✓ Is a not-for-profit, non-government or local business offering essential services within the City of Karratha.
- ✓ Provides majority of its services to the broader community and customers who are not solely resource companies.
- ✓ Generates local employment with a minimum of 30 hours/week (with an exception for medical disability – 15hrs/week).
- ✓ Is capable and committed to entering into a residential tenancy agreement and accepts all costs and liability for the full period of the tenancy (i.e. rent and utilities).
- ✓ Nominates employees to reside in a property who also meet the 'Individual Eligibility' criteria conditions.

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How will rents be set?

Rents will be set by the owners of the housing taking into account:

- Rents equal to or exceeding 25% of the income of a household which includes an eligible Service Worker will not be considered affordable;
- Rents above Perth median market rent would not be considered affordable for an eligible Service Worker

What documentation will I need to provide?

To support your eligibility you may be asked for:

- Copy of your four (4) most recent pay slips (and partner if applicable)
- Proof of eligibility to work within Australia
- 100 points identification
- Written confirmation of employment from your Employer

How do I/we apply?

The application process for service worker accommodation is:

1. Submit an application during an advertised 'open' period. Calls will be made for applications when dwellings are available, being advertised on the City's Social Media pages and City Website. Applications received outside of an 'open application window' will not be considered.
2. Tenancy applications will be screened and background checked.
3. Applications will be reviewed and allocations made by an allocation panel.
4. The decision of the panel will be final

Which services are eligible?

Services which deliver a meaningful contribution to the liveability for residents will be considered eligible.

These include services which strongly align to delivering positive outcomes across one or more of the City of Karratha's Liveability Pillars.

1. Access to health services
2. Education offerings
3. Safety, security & policing
4. Connectivity & Public Transport
5. Leisure, recreation & entertainment
6. Retail offerings
7. Natural Environment
8. Sense of community
9. Environmental Sustainability
10. Job prospects
11. Housing
12. Cost of Living

How will allocations be prioritised?

All applications will be considered against the following particulars:

- Combined gross assessable income
- Type and scope of services offered and the contribution to liveability of the community
- Established need for services provided by the employee and place of employment
- Consequence to individual, organisation and broader community if allocation is not made
- Alternative housing/funding options available
- Number of properties already allocated, if any, to the Organisation
- Functional requirement/tenancy arrangement e.g., 4x2 for four individual employees to share house opposed to one employee and spouse