



GACJT ACCESS TO RENTAL HOUSING IN JABIRU CHARTER

GUNDJEIHMI ABORIGINAL
CORPORATION JABIRU TOWN

Purpose

The purpose of this Charter is to ensure that residential housing in Jabiru is managed to support the Mirarr Masterplan and Vision for the town of Jabiru. Gundjeihmi Aboriginal Corporation Jabiru Town (GACJT) holds the Jabiru Township Lease and is obliged to ensure that the operation of the lease supports the economic development of the Mirarr traditional owners for whose benefit the lease has been granted by the Kakadu Aboriginal Land Trust.

This Charter sets out the conditions on which the Approved Housing Entity (AHE) may be granted sub-leases or management rights over residential housing in Jabiru by GACJT.

Housing held by the AHE under sub-leases and management agreements from other Approved Managing Entities (AME's) must be managed according to this Charter.

This Charter will be reviewed from time to time.

Approved Housing Entity

The purpose of the AHE is to centrally manage all residential housing in Jabiru under approved sub-leases from GACJT that has not been sub-leased to any other AME under the Sub-lease Application and Approvals Guide.

GACJT agrees to the AHE taking any measure to provide for well maintained and sustainable rental housing in Jabiru, subject only to the AHE applying the terms of this Charter.

The AHE must:

- a) be a not-for-profit organisation;
- b) re-invest any surplus earnings into the improvement, renovation, construction, management and furnishing of existing assets or, subject to GACJT approval, new residential infrastructure; and
- c) not provide tourist accommodation.

Housing Categories

The AHE may sub-lease or manage housing in one of the following categories.

- A. OWNER HOUSING: Houses tenanted by a Mirarr owned entity for use as staff housing.
- B. AHE STAFF: Houses tenanted by the AHE for use as staff housing.
- C. STAFF: Houses tenanted by an employer for use as staff housing.
- D. WORKFORCE: Houses tenanted by workers who reside in Jabiru and are employed on a regular basis and who have not been provided staff housing by their employer. Permanent or ongoing

employees employed on a part time or full time basis on the waitlist should be prioritised over casual employees and the AHE is expected to undertake reasonable due diligence prior to offering individual tenancies, including financial capacity to pay rent.

- E. SELF-EMPLOYED: Houses tenanted by self-employed persons with demonstrated business in Jabiru.
- F. INDIGENOUS SUPPORT SERVICE: Houses for use by indigenous aged care, disability housing and crisis accommodation services.
- G. EMERGENCY: Houses for emergency accommodation for periods of less than one month.
- H. TRANSIT: Houses used for transit (short term furnished and serviced) accommodation to meet demand from business related visitors and for use by local residents whose property is undergoing rectification works for periods of less than three months. Any transit accommodation provided to contractors may only be done if it does not delay the allocation of properties to those on the waitlist.

Housing may be used as a business premise in accordance with the Jabiru Town Plan and GACJT's Home-based Business Policy.

Approval by GACJT

GACJT notes that Jabiru Property Services is approved to fulfil the role of the AHE. Pursuant to that approval, GACJT has granted sub-leases to the AHE either through direct decision of the GACJT board and/or under approved delegations to the GACJT CEO.

Once a sub-lease is approved to the AHE, the AHE will have independent discretion over whether to grant tenancies provided the AHE complies with the terms of this Charter including the following requirements.

Compliance with Township Lease and Traditional Owner Masterplan

Where the AHE has applied for GACJT consent to the grant of sub-leases or approval of management arrangements, the AHE will ensure that the application is consistent with the purpose of the Jabiru Township Lease and the Mirarr Masterplan and Vision by identifying the proposed categories of use in accordance with the following allocations. The AHE will maintain the proportionate allocation of lots throughout the term of all sub-leases and management arrangements:

1. All requests for OWNER HOUSING will be satisfied. This will be considered before any other potential tenancy. This includes requests from GACJT, Gundjeihmi Aboriginal Corporation (GAC) and any other traditional owner business in Jabiru.
2. Subject to the above, AHE STAFF needs may be satisfied before other potential tenancies, provided that the total number of lots for AHE staff does not exceed 10 or such other number as approved by GACJT.
3. Lots in the STAFF, WORKFORCE and SELF-EMPLOYED categories will form at least 60% of the total number of dwellings under sub-lease or management at any one time.
4. Lots in the INDIGENOUS SUPPORT SERVICE and EMERGENCY categories will form at least 5% of the total number of dwellings under sub-lease or management at any one time, if requested by a relevant third party.

5. Lots in the TRANSIT category will form no more than 10% of the total number of dwellings under sub-lease at any one time.

Any exceptions to the above allocations may be approved by the GACJT Board, provided the AHE can demonstrate that special circumstances require the exception on a temporary basis.

No tenancies for non-compliant former sub-lessees

GACJT will notify the AHE of any former sub-lessees who have failed to meet legal obligations in relation to rectification, remediation, sub-lease payments or other charges. The AHE will not enter tenancies with any notified former sub-lessee without the express consent of GACJT.

Waitlist for tenancies

Where a request has been made to the AHE for housing that cannot be met from existing lots under sub-lease or management, the AHE will record the request on a Waitlist. Requests can be made to the AHE verbally or in writing, provided that the entity complete the AHE's required documents prior to the housing allocation.

Each request will be identified by category. The AHE will provide the GACJT CEO with monthly updates to the Waitlist together with a snapshot of the number of lots under sub-lease and management that are allocated to each category at the time of the update.

The AHE will allocate housing based on the current Waitlist, with due consideration of Housing Categories. A property should not be allocated to any individuals or entities not on this Waitlist, without prior consent in writing from GACJT's CEO.

Key Rent Principles

GACJT consents to the AHE determining rents at its discretion provided the following key principles are applied.

a. Rent to be Fair and Reasonable

Rents charged will be fair and reasonable for the standard and size of the accommodation.

b. Fair Access and No Anti-Competitive Impacts

A standard scale of rents will be applied equitably across the town to ensure fair access to housing and to ensure no anti-competitive impacts on the costs of services dependent on housing availability.

c. Indexation

Rents will be subject to indexation. This indexation shall be in accordance with the Consumer Price Index, unless otherwise agreed between the AHE and the tenant.

Definitions and Interpretation

In this Policy, unless a contrary intention appears:

Approved Managing Entity	has the same meaning as in the Sublease Applications and Approval Guide and is an employer or other agency that requires 20 or more residential lots for the purpose of permanent staff accommodation that has the financial capacity to adequately maintain and manage residential housing.
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Consumer Price Index (CPI)	shall be in accordance with the CPI Index released quarterly by the Northern Territory Department of Treasury and Finance.
Approved Housing Entity	means the entity approved by GACJT to manage residential lots not managed by any other Approved Managing Entity and limited transit accommodation.
Sublease Application and Approvals Guide	means the Guide prepared by GACJT that applies to the grant of sub-leases over lots in the town of Jabiru.