



## Remote Public Housing Management Framework

### Introduction

The Remote Public Housing Management Framework (RPHMF) is the framework by which the Department of Local Government and Housing (DLGH) has established the principles governing the introduction of a public housing model into remote Indigenous communities. The principles of the RPHMF are underpinned by Northern Territory legislation under the *Housing Act* and the *Residential Tenancies Act* and also reflect current urban public housing policies.

Through the RPHMF, the department aims to deliver better management arrangements to remote Indigenous communities whilst increasing the opportunities for employment and training for local residents.

### **Principles**

The RPHMF is guided by the following principles:

All new remote housing will be 'owned' and managed by DLGH and made available as local community employee housing or remote public housing, dependent on the eligibility status of the applicant.

All existing housing may transfer to DLGH when brought to a RPHMF standard.

All publicly funded remote housing will be managed under the auspices of DLGH and will be achieved by direct employment or through an agency agreement with Shire Councils or existing Indigenous Community Housing Organisations using a common sense and practical approach.

The *Residential Tenancies Act* will form the basis of two tenancy agreements – one slightly modified for legacy dwellings (existing community dwellings that do not meet the Remote Public Housing Standard) and one for those houses that do meet the Remote Public Housing Standard.

The tenancy agreements will set out the rights and responsibilities of both the landlord and tenant.

A strong governance framework that allows for community Housing Reference Groups to work with DLGH ensuring a well-grounded and well-informed commonsense approach to housing management at the regional and community level, resulting in local cultural and community issues to be taken into account in the decision process.

Strategic Asset Management that includes planned maintenance, regular inspections and audits and appropriate urgent responses.

An Affordable Rent Structure to be applied and approved under the *Housing Act*.

Fair and equitable allocation policies based upon need but that take into account family structures and cultural and community issues.

Priority housing lists for Indigenous community residents, based upon need including a specific category for those who are employed but do not have access to housing as an employment entitlement.

A Strategic Asset Repairs and Maintenance Plan that is appropriately funded and supported.

Access to the Northern Territory Housing Appeals Mechanism that deals with complaints and issues raised by public housing tenants

Processes in place to allow community residents the ability to move to Home Ownership.