



GOVERNMENT REGIONAL OFFICERS' HOUSING (GROH)

Tenant Rent Setting Framework Policy

Contents

Purpose.....	3
Legislation and References.....	3
Scope.....	3
Definitions	3
Policy Statements	5
1. General Principles of the TRSF	5
2. Maximum Tenant Rents	5
2. Maximum Tenant Rents (cont.).....	7
3. Annually Revised Rents	8
Appendix 1: Remote and Non-remote areas for Housing Fringe Benefits Tax	9
Appendix 2: Calculation of TRSF maximum.....	10
Appendix 3: GROH Area Discounts (30 November 2017).....	11
Document Control	18
Amendments	18

GROH Tenant Rent Setting Framework Policy

Purpose

This GROH Tenant Rent Setting Framework Policy stipulates how the Department of Housing and Works (DHW) sets the discounted rents that guide Client Agencies in determining the rents charged to their employees living in GROH dwellings.

Legislation and References

- *Government Employees' Housing Act 1964*
- *Residential Tenancies Act 1987*
- GROH Needs and Dwelling Management Policy.

Scope

This Policy applies to all GROH dwellings. It is for use by DHW employees, Client Agencies, GROH tenants and other State Government Agencies.

Definitions

Client Agency means either:

- an Employing Agency, which is a Department under the administration of a Minister of the Crown in the Government of the State, or any Crown instrumentality, hospital, board, body corporate or other body of whatever description, proclaimed as a Department under s.7 of the *Government Employees' Housing Act 1964*; or
- a Responsible Agency, which is the agency responsible for arranging the salary and other entitlements (including accommodation) of the tenant when this tenant is not an employee of an Agency.

DHW means the Department of Housing and Works.

Dwelling discount means the discount based upon the age and size of the GROH dwelling, used by DHW to calculate the maximum rent a Client Agency may charge a GROH tenant.

Employee means a person employed in the Public Sector by or under an employing authority (*Public Sector Management Act 1994*). This includes contractors employed directly by Client Agencies.

Fringe Benefits Tax (FBT) means a tax payable by employers for benefits paid to an employee (or an employee's associate e.g. a family member) in addition to, or part of, their salary or wages package.

GROH means the Government Regional Officers' Housing program administered by the Department of Housing and Works.

GROH client means either:

- a Client Agency; or
- any other client serviced by GROH (**other GROH client**).

GROH dwelling means a house as defined in s.5 of the *Government Employees' Housing Act 1964* (GEH Act), which is owned, leased or constructed by DHW and allocated for use by GROH.

GROH-owned dwelling means a GROH dwelling that is owned by DHW.

GROH tenant means a person occupying a GROH dwelling under the terms of a GROH tenancy agreement.

Housing means the Housing Authority, referred to in the *Housing Act 1980*, and operating within the Department of Housing and Works.

Leased dwelling means a GROH dwelling that is leased from the private rental market by DHW.

Location discount means the discount determined by the distance of a town from Perth, the coast and a regional centre, as well as the services and facilities available in the town, used by DHW to calculate the maximum rent a Client Agency may charge a GROH tenant.

Market rent means the rental amount determined annually by a licensed independent valuer. For leased dwellings, this is the rent paid to the owner of the property.

Other GROH client includes other worker housing programs, e.g. Non-Government Organisations, non-proclaimed state government Agencies, other DHW programs or private tenants.

RTA means the *Residential Tenancies Act 1987 (WA)*.

Policy Statements

1. General Principles of the TRSF

- 1.1 DHW will use the TRSF to determine the maximum weekly rent a Client Agency may charge each GROH tenant.
- 1.2 Client Agencies must not charge a GROH tenant greater rent than the rent calculated by DHW using the TRSF.
- 1.3 Each Client Agency is responsible for ensuring the rents it charges a GROH tenant comply with the TRSF.
- 1.4 All GROH tenants will pay less than the Perth Median rent for a dwelling of the same or similar configuration. This applies at the time maximum weekly rents are set by DHW.
- 1.5 Client Agencies have the discretion to charge GROH tenants rents that are less than the rent calculated under the TRSF.

2. Maximum Tenant Rents

- 2.1 To set the maximum weekly rent a Client Agency can charge a GROH tenant each year, DHW determines the following for each GROH dwelling:
 - a. A discounted rent, calculated under the TRSF, in which a dwelling discount and a location discount are applied to the Perth median rent for a dwelling of the same or similar configuration, and
 - b. The market rent.
- 2.2 The lesser of the discounted rent (2.1.a.) and the market rent (2.1.b.) is the maximum rent a Client Agency can charge the GROH tenant.

Appendix 2 contains a diagram illustrating how the maximum rent a Client Agency can charge a GROH tenant is calculated.

2.3 Dwelling discounts – To determine the dwelling discount, GROH dwellings are categorized and discounts applied for each category as follows.

Category	Discount	Dwelling features / characteristics
High	Nil	i. Built from 1987 onwards <u>and</u> ii. has one or all of: - a large dining area - a combined dining / family room - a separate family room - a patio area. iii. One (1) and two (2) bedroom apartments or units built from 1987 onwards.
Medium	20%	i. All dwellings built between 1975 and 1986. ii. Three (3) and four (4) bedroom dwellings built after 1986 but not having the features listed in 'High (i)' above.
Low	40%	All dwellings built prior to 1975.

NB: Refurbished or upgraded dwellings may be moved into categories that better reflect their amenity.

2.4 Location discounts – The location discount comprises four discount types. Once each is determined, these are totalled, then applied to the Perth median rental amount. The discount types are:

- a. distance from Perth;
- b. distance from the coast;
- c. distance from a major regional centre¹; and
- d. services and facilities.

Table 2 – Location discounts: based upon distance

Distance from	a. Perth	b. the coast	c. regional centre
Up to 50 km	-	-	-
51 – 150 km	4%	2%	4%
151 – 300 km	8%	4%	8%
301 – 500 km	12%	6%	12%
501 km – 700 km	16%	8%	16%
Over 700 km	20%	10%	20%

¹The regional centres are Albany, Broome, Bunbury, Carnarvon, Geraldton, Kalgoorlie, Karratha.

2. Maximum Tenant Rents (cont.)

2.4 (d) Services and facilities refer to:

- police stations
- schools: primary and high schools
- hospitals and other medical facilities
- supermarkets including, for example, the availability of fresh foods
- petrol stations
- community and / or recreation facilities.

These services and facilities are categorized as follows.

Category	Discount
Level 0	4%
Level 1	8%
Level 2	12%
Level 3	16%
Level 4	24%

The example in Appendix 2 demonstrates how discounts are applied to calculate the maximum weekly rent the Client Agency can charge GROH tenants.

- 2.5 If a GROH tenant moves from one GROH dwelling into another GROH dwelling and if the maximum rent for the GROH dwelling into which the tenant moves is greater than the maximum rent for the GROH dwelling from which they moved, then the Client Agency may charge the tenant the greater rent.
- 2.6 The rent for the GROH dwelling into which the GROH tenant has moved will take effect on the date the GROH tenant occupies the dwelling.
- 2.7 A Client Agency can charge GROH tenants additional GROH fees and charges such as a Furniture Fee or Serviced Unit Fee. These fees are not part of the TRSF maximum rent. Client Agencies must communicate additional fees and charges to GROH tenant as a single rent charge (RTA sec 27).
- 2.8 In non-remote towns in which a Client Agency is liable for Fringe Benefits Tax (FBT) for a housing benefit, the Client Agency should inform GROH tenants of the market and tenant rents for the GROH dwelling. A list of remote and non-remote towns for housing-related fringe benefits is contained in Appendix 1.

3. Annually Revised Rents

- 3.1 Each year, DHW will provide Client Agencies the revised maximum rents that can be charged to GROH tenants.
- 3.2 The revised maximum rent will be the lesser of:
 - a. the maximum discounted rent under the TRSF, calculated using the most recently available Perth median rents in the year of the calculation; and
 - b. a revised market rent.
- 3.3 The revised maximum rent will apply for rents charged for the first full pay period in July of the following financial year.
- 3.4 A Client Agency may charge the GROH tenant a greater rent than the previous year, provided that:
 - a. the increased rent does not exceed the revised maximum set by DHW; and
 - b. the increase is not more than \$30 per week per year more than the rent the Client Agency charged the GROH tenant for the GROH dwelling in the previous year.
- 3.5 Client Agencies must inform GROH tenants of any increases in rent. Although exempt from the 60-days' notice requirements of s. 30(1)(a) of the RTA, the Client Agency should give the GROH tenant reasonable notice of any rent increases.

Appendix 1: Remote and Non-remote areas for Housing Fringe Benefits Tax

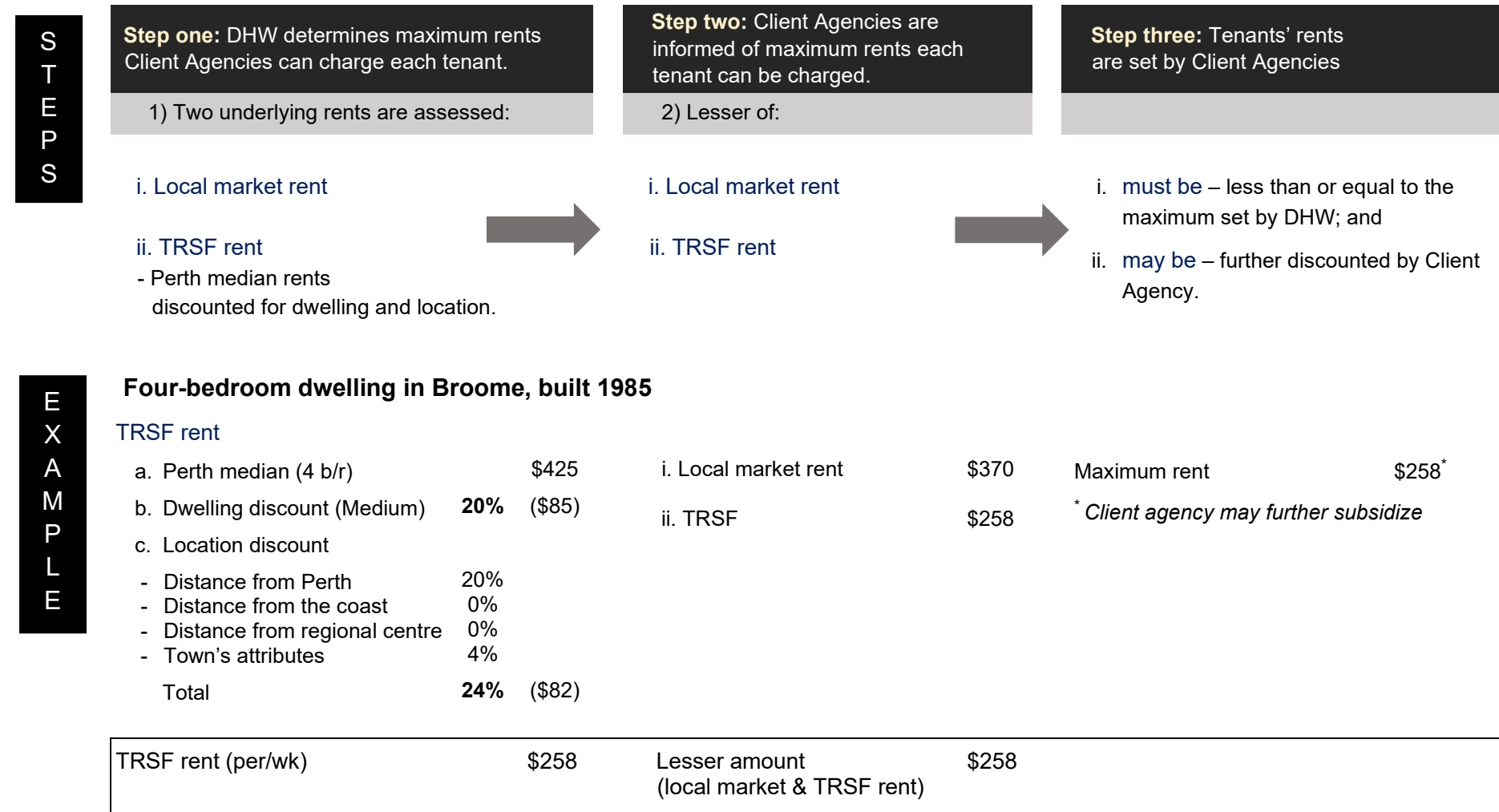
Remote: FBT for housing is exempt

Remote	Remote
Augusta	Meekatharra
Boddington	Merredin
Boulder	Moora
Bridgetown	Mount Barker
Broome	Narrogin
Busselton	Newman
Carnarvon	Norseman
Collie	Pannawonica
Coolgardie	Paraburdoo
Dampier	Port Denison
Denham	Port Hedland
Denmark	Roebourne
Derby	Southern Cross
Dirk Hartog Island	Tom Price
Dongara	Wagin
Dunsborough	Warooka
Esperance	Wickham
Exmouth	Wyndham
Fitzroy Crossing	
Halls Creek	
Kalbarri	
Kalgoorlie	
Kambalda	
Karratha	
Katanning	
Kellerberrin	
Kojonup	
Kununurra	
Leinster	
Leonora	
Manjimup	
Margaret River	

Non-remote: FBT payable for housing

Non-remote
Albany
Australind
Bunbury
Byford
Capel
Donnybrook
East Bullsbrook
Eaton
Gelorup
Geraldton
Golden Bay
Harvey
Kwinana
Leschenault
Little Grove
Mandurah
Mount Helena
Mundaring
North Pinjarra
Northam
Parkerville
Perth
Pinjarra
Rockingham
Singleton
Stoneville
Thomson Bay
Two Rocks
Wanneroo
York
Yanchep
Yunderup

Appendix 2: Calculation of TRSF maximum



Appendix 3: GROH Area Discounts (30 November 2017)

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
1	Albany	12	0	0	4	16
2	Ardyaloon	20	0	8	24	52
3	Augusta	12	0	4	4	20
4	Australind	8	0	0	4	12
5	Babakin	8	4	8	16	36
6	Badgingarra	8	2	8	16	34
7	Balgo Hills	20	8	20	24	72
8	Balingup	8	2	4	4	18
9	Ballidu	8	4	8	12	32
10	Bayulu	20	6	12	24	62
11	Beachlands	12	0	0	4	16
12	Beacon	12	6	12	12	42
13	Bencubbin	8	4	8	8	28
14	Beresford	12	0	0	4	16
15	Beverley	4	2	4	8	18
16	Bidyadanga	20	0	8	24	52
17	Bindi Bindi	8	2	8	16	34
18	Bindoon	4	2	4	4	14
19	Binnu	16	2	4	16	38
20	Blackstone	20	10	20	24	74
21	Bluff Point	12	0	0	4	16
22	Bodallin	12	6	12	12	42
23	Boddington	4	2	4	8	18
24	Bolgart	4	2	4	8	18
25	Boodarie	20	0	8	8	36
26	Borden	12	2	4	12	30
27	Boulder	16	6	0	8	30
28	Boyup Brook	8	2	4	4	18
29	Bremer Bay	16	0	8	8	32
30	Bridgetown	8	2	4	4	18
31	Brookton	4	2	4	4	14
32	Broome	20	0	0	4	24
33	Broomehill	12	2	4	12	30
34	Bruce Rock	8	4	8	8	28
35	Brunswick Junction	8	0	0	8	16
36	Bunbury	8	0	0	4	12
37	Buntine	8	4	8	16	36
38	Burekup	8	0	0	4	12
39	Burringurrah	20	4	12	24	60
40	Busselton	8	0	0	4	12
41	Cable Beach	20	0	0	4	24
42	Cadoux	8	4	8	16	36
43	Calingiri	4	2	4	8	18
44	Camballin	20	2	8	24	54
45	Cane	20	2	8	24	54

OFFICIAL

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
46	Canning Vale	0	0	0	8	8
47	Cape Arid	20	0	16	24	60
48	Cape Burney	12	0	0	4	16
49	Cape Le Grand	20	0	12	24	56
50	Cape Range National Park	20	0	12	16	48
51	Capel	8	0	0	4	12
52	Carnamah	8	2	8	8	26
53	Carnarvon	20	0	0	8	28
54	Cascade	16	2	12	16	46
55	Cassia	20	0	8	8	36
56	Cervantes	8	0	8	4	20
57	Cherrabun	20	6	12	24	62
58	Chowerup	8	2	4	16	30
59	Collie	8	2	4	4	18
60	Condingup	20	2	12	16	50
61	Cooke Point	20	0	8	4	32
62	Coolgardie	16	6	0	12	34
63	Coonana	20	6	8	24	58
64	Coorow	8	2	8	8	26
65	Corrigin	8	4	8	8	28
66	Cosmo Newberry	20	10	12	24	66
67	Cowaramup	8	0	4	4	16
68	Cranbrook	12	2	4	8	26
69	Cue	16	6	12	16	50
70	Cunderdin	8	4	8	8	28
71	Dalwallinu	8	4	8	8	28
72	Dalyellup	8	0	0	4	12
73	Dampier	20	0	0	4	24
74	Dandaragan	8	2	8	12	30
75	Dardanup	8	0	0	4	12
76	Darkan	8	2	4	8	22
77	Denham	20	0	12	4	36
78	Denmark	12	0	4	4	20
79	Derby	20	0	8	8	36
80	Djarindjin	20	0	8	24	52
81	Djugerari	20	6	12	24	62
82	Djugun	20	0	0	4	24
83	Dongara	12	0	4	4	20
84	Donnybrook	8	0	0	4	12
85	Doodlakine	8	4	8	12	32
86	Dowerin	8	4	8	8	28
87	Drummond Cove	12	0	0	4	16
88	Dryandra	8	4	8	12	32
89	Dumbleyung	8	4	8	8	28
90	Dunsborough	8	0	4	4	16

OFFICIAL

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
91	Dwellingup	4	0	4	4	12
92	East Carnarvon	20	0	0	8	28
93	Ejanding	8	4	8	16	36
94	Eneabba	8	0	4	12	24
95	Esperance	20	0	12	4	36
96	Eucla	20	0	20	16	56
97	Exmouth	20	0	12	4	36
98	Fitzgerald River	12	0	8	24	44
99	Fitzroy Crossing	20	6	12	12	50
100	Forrester Park	12	0	0	4	16
101	Frankland	12	2	4	8	26
102	Gabbin	8	4	8	16	36
103	Gairdner	12	0	8	16	36
104	Gascoyne Junction	20	4	8	16	48
105	Geraldton	12	0	0	4	16
106	Ghooli	12	6	8	16	42
107	Gingin	4	0	4	4	12
108	Glen Forrest	0	0	0	4	4
109	Glenfield	12	0	0	4	16
110	Glenhill	20	2	20	24	66
111	Gnowangerup	12	2	4	8	26
112	Goomalling	4	2	4	8	18
113	Grass Patch	20	2	12	16	50
114	Green Range	12	0	4	12	28
115	Greenbushes	8	2	4	4	18
116	Halls Creek	20	8	16	12	56
117	Harvey	4	0	0	8	12
118	Hopetoun	16	0	16	8	40
119	Hyden	12	4	12	8	36
120	Jacup	16	0	16	8	40
121	Jameson	20	10	20	24	74
122	Jarrahdale	4	0	0	4	8
123	Jerdacuttup	16	0	8	16	40
124	Jerramungup	12	2	8	8	30
125	Jigalong	20	6	20	24	70
126	John Forrest National Park	0	0	0	4	4
127	Jurien Bay		8	0	8	4
128	Kalannie	8	4	8	16	36
129	Kalbarri	16	0	8	4	28
130	Kalgoorlie	16	6	0	4	26
131	Kalumburu	20	0	20	24	64
132	Kambalda	16	6	4	8	34
133	Karijini	20	4	12	24	60
134	Karlgarin	12	6	12	16	46
135	Karnet	4	0	4	12	20
136	Karratha	20	0	0	4	24

OFFICIAL

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
137	Katanning	8	4	8	4	24
138	Kellerberrin	8	4	8	8	28
139	Kendenup	12	2	4	12	30
140	Kirup	8	2	4	8	22
141	Kiwirrkurra	20	8	20	24	72
142	Kojonup	8	4	8	8	28
143	Kondinin	8	4	8	8	28
144	Koombana	20	0	8	8	36
145	Koorabye	20	6	12	24	62
146	Koorda	8	4	8	8	28
147	Kukerin	12	4	8	12	36
148	Kulin	8	4	8	8	28
149	Kununurra	20	2	20	4	46
150	La Grange	20	0	8	24	52
151	Lake Grace	12	4	8	8	32
152	Lake King	12	2	12	16	42
153	Lancelin	4	0	4	4	12
154	Latham	12	4	8	16	40
155	Laverton	20	10	12	16	58
156	Lawson	20	0	8	8	36
157	Leeman	8	0	4	4	16
158	Leinster	20	10	12	16	58
159	Leonora	20	8	8	16	52
160	Looma	20	0	8	24	52
161	Mahogany Creek	0	0	0	4	4
162	Mahomets Flats	12	0	0	4	16
163	Mandangala	20	2	20	4	46
164	Mandurah	4	0	0	4	8
165	Manjimup	12	2	4	4	22
166	Marble Bar	20	2	12	16	50
167	Margaret River	8	0	4	4	16
168	Marvel Loch	12	6	8	16	42
169	Meckering	4	2	4	8	18
170	Meekatharra	20	8	16	16	60
171	Menzies	20	8	4	16	48
172	Merredin	8	4	8	8	28
173	Miling	8	2	8	12	30
174	Millstream	20	2	8	24	54
175	Mingenew	12	2	4	8	26
176	Moora	8	2	8	8	26
177	Moorine Rock	12	6	8	16	42
178	Morawa	12	2	8	8	30
179	Morgantown	20	0	0	8	28
180	Mount Barker	12	0	0	4	16
181	Mount Magnet	16	6	12	12	46
182	Mount Many Peaks	12	0	0	12	24
183	Mount Margaret	20	10	12	24	66
184	Mount Tarcoola	12	0	0	4	16

OFFICIAL

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
185	Mount Walker	12	6	12	24	54
186	Mukinbudin	8	4	8	8	28
187	Mulga Queen	20	10	12	24	66
188	Mullewa	12	2	4	8	26
189	Muludja	20	0	8	24	52
190	Mundaring	0	0	0	4	4
191	Mundijong	0	0	0	4	4
192	Munglinup	16	0	16	12	44
193	Muntadgin	8	4	8	16	36
194	Nabawa	12	0	0	12	24
195	Nannup	8	2	4	4	18
196	Narembeen	8	4	8	8	28
197	Narrogin	8	4	8	4	24
198	New Norcia	4	2	4	12	22
199	Newdegate	12	4	12	12	40
200	Newman	20	6	16	4	46
201	Ngurrawaana	20	2	8	24	54
202	Nickol	20	0	0	4	24
203	Norseman	20	4	8	8	40
204	Northam	4	2	4	4	14
205	Northampton	12	0	4	8	24
206	Northcliffe	12	0	8	12	32
207	Nullagine	20	6	12	16	54
208	Nungarin	8	4	8	12	32
209	Nyabing	12	4	8	12	36
210	One Arm Point	20	0	8	24	52
211	Ongerup	12	2	4	12	30
212	Onslow	20	0	8	8	36
213	Oombulgurri	20	0	20	24	64
214	Pannawonica	20	2	8	12	42
215	Paraburdoo	20	6	12	12	50
216	Pardelup	12	0	0	12	24
217	Pelican Point	8	0	0	4	12
218	Pemberton	12	2	8	4	26
219	Perenjori	12	4	8	8	32
220	Pia Wadjari	20	4	8	24	56
221	Pingelly	8	4	8	12	32
222	Pingrup	12	4	8	12	36
223	Pinjarra	4	0	4	4	12
224	Pithara	8	4	8	8	28
225	Point Samson	20	0	4	4	28
226	Porongurup	12	0	0	12	24
227	Port Denison	12	0	4	4	20
228	Port Hedland	20	0	8	4	32

OFFICIAL

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
229	Pretty Pool	20	0	8	4	32
230	Quairading	8	4	8	8	28
231	Quindalup	8	0	0	4	12
232	Quinninup	12	2	8	8	30
233	Rangeway	12	0	0	4	16
234	Ravensthorpe	16	0	8	12	36
235	Ravenswood	4	0	4	4	12
236	Rocky Gully	12	2	4	8	26
237	Roebourne	20	0	0	16	36
238	Rottnest Island	0	0	0	4	4
239	Salmon Gums	20	2	8	8	38
240	Sandstone	16	6	12	16	50
241	Scaddan	20	2	12	16	50
242	Shellborough	20	0	8	8	36
243	South Bunbury	8	0	0	4	12
244	South Hedland	20	0	8	8	36
245	South Kalgoorlie	16	6	0	4	26
246	South Stirling	12	2	4	16	34
247	South Yunderup	4	0	0	4	8
248	Southern Cross	12	6	8	8	34
249	Spalding	12	0	0	4	16
250	Spinifex Hill	20	0	8	4	32
251	Stirling Range National	12	2	4	16	34
252	Stokes National Park	20	0	16	16	52
253	Strathalbyn	12	0	0	4	16
254	Strelley	20	0	8	24	52
255	Sunset Beach	12	0	0	4	16
256	Tambellup	12	2	4	8	26
257	Tammin	8	4	8	8	28
258	Tarcoola Beach	12	0	0	4	16
259	Three Springs	12	2	8	8	30
260	Tincurrin	8	4	8	16	36
261	Tjirrkarli	20	10	20	24	74
262	Tjukurla	20	10	20	24	74
263	Tjuntjuntjara	20	10	20	24	74
264	Tom Price	20	6	12	8	46
265	Toodyay	4	2	4	4	14
266	Torndirrup National Park	12	0	0	4	16
267	Trayning	8	4	8	8	28
268	Two Peoples Bay	12	0	0	4	16
269	Useless Loop	20	0	12	16	48
270	Varley	12	4	12	16	44
271	Vasse	8	0	0	4	12
272	Wagerup	4	0	4	4	12

OFFICIAL

		Discount %	Discount %	Discount %	Discount %	Discount %
	Location	for distance from Perth	for distance from Coast	for distance from Reg'l Centre	for Town Amenity Level	Total Area
273	Waggrakine	12	0	0	4	16
274	Wagin	8	4	8	4	24
275	Walkaway	12	0	0	4	16
276	Walnut Grove	20	0	8	8	36
277	Walpole	12	0	4	4	20
278	Walyunga Np	0	0	0	4	4
279	Wananami	20	0	8	24	52
280	Wanarn	20	10	20	24	74
281	Wandering	4	2	4	16	26
282	Wandina	12	0	0	4	16
283	Wangkatjungka	20	8	20	24	72
284	Wanneroo	0	0	0	4	4
285	Warakurna	20	10	20	24	74
286	Warburton	20	10	20	24	74
287	Warmun	20	2	20	24	66
288	Warooka	4	0	4	4	12
289	Watheroo	8	2	8	12	30
290	Wellstead	12	0	4	12	28
291	West End	12	0	0	4	16
292	Westonia	12	6	12	12	42
293	Wickepin	8	4	8	4	24
294	Wickham	20	0	4	4	28
295	William Bay Np	12	0	4	12	28
296	Williams	8	4	8	8	28
297	Wiluna	20	10	20	16	66
298	Wingellina	20	10	20	24	74
299	Wongan Hills	8	4	8	8	28
300	Wonthella	12	0	0	4	16
301	Woodanilling	8	4	8	8	28
302	Woolah	20	2	20	24	66
303	Wooroloo	4	0	0	8	12
304	Wubin	8	4	8	16	36
305	Wundowie	4	2	4	8	18
306	Wyalkatchem	8	4	8	8	28
307	Wyndham	20	0	20	12	52
308	Yalgoo	12	4	8	16	40
309	Yallingup	8	0	4	4	16
310	Yalyalup	8	0	0	4	12
311	Yanchep	4	0	0	4	8
312	Yandeyarra	20	4	12	24	60
313	Yarloop	4	0	4	4	12
314	Yealering	8	4	8	12	32
315	Yerecoin	8	2	8	16	34
316	Yintarri	20	6	8	24	58
317	York	4	2	4	4	14
318	Yule River	20	2	8	24	54
319	Yulga Jinna	16	2	4	16	38
320	Yuna	16	2	4	16	38

Document Control

Publication date	September 2026
Review date	September 2028
Owner	Deputy Director General – Housing Policy and Development
Custodian	GROH Program Manager

Amendments

Version	Date	Author	Description
1.0	Sept 2000	Policy and Projects Officer	New document
2.0	May 2001	Policy and Research Officer	
3.0	August 2001	Policy and Projects Officer	Definition of new and existing tenants inserted into policy
4.0	Feb 2003	Policy and Projects Officer	Discount % for amenity level of Wandering increased to 16%
5.0	August 2006	Policy and Projects Officer	Review Period and Agency
6.0	October 2009	Coordinator Policy and Projects	Compliance with the Framework
7.0	July 2013	A/Coordinator Policy and Projects	Policy amended to reflect the change to the Government Employees' Housing Authority by the Machinery of Government (Miscellaneous Amendments)
8.0	May 2016	Senior Policy and Practice Officer	Act 2006
9.0	January 2017	Senior Policy and Practice Officer	Policy Reformatted
10.0	February 2019	Senior Policy and Practice Officer	Policy amended to reflect the changes to the Residential Tenancies Act 1987 by the proclamation of the Residential Tenancies Amendment Act 2011. Minor updates to bring policy upto-date with current work practices and organisational structure.
11.0	September 2026	GROH Operations Manager	Rebranded from Department of Communities to Department of Housing and Works.