



GOVERNMENT REGIONAL OFFICERS' HOUSING (GROH)

Eligibility Policy

September 2026

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Purpose

The Government Regional Officers' Housing (GROH) Eligibility Policy (Policy) outlines the criteria that GROH applicants and tenants must satisfy to be eligible to occupy a GROH dwelling, as well as the circumstances under which GROH Client Agencies and the Department of Housing and Works (DHW) may vary these eligibility criteria.

Scope

This Policy applies to all GROH dwellings and is for use by DHW officers, GROH Client Agencies' staff, GROH tenants and applicants for a GROH dwelling.

It does not address Client Agencies' requirements for their employees to be eligible for a GROH dwelling.

Definitions

Client Agency means either an Employing Agency or a Responsible Agency.

Dedicated road means a road set aside for use by the public, the absolute property of which is vested in the name of the Crown. The Main Roads Department or local government authorities are responsible for managing such roads (Landgate 2019; cf. s.3 *Land Administration Act 1997*).

DHW means the Department of Housing and Works.

Employing Agency means 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*.

Extraordinary circumstances means:

- Agreements that stipulate the provision of a GROH dwelling as a feature of the GROH tenant or applicant's employment; or
- Client agencies being constrained to recruit locally due to:
 - o the inability to attract and retain appropriate staff from outside of the town;
 - o the need for a short-term GROH tenancy to meet an emergency; or
 - o the absence of a viable rental market in a town.

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

GROH applicant means a person applying to be a tenant in a GROH dwelling.

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 residing in a GROH dwelling under the terms of a GROH Tenancy Agreement.

GROH tenancy agreement means the property and tenancy agreement between the GROH tenants and the Client Agency, for which DHW acts as the Agent.

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

Officer means an employee of the Department of Housing and Works.

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

Responsible Agency means an agency responsible for arranging the salary and other entitlements (including accommodation) of the tenant when this tenant is not an employee of an agency.

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

Policy Statements

1. Eligibility

- 1.1. To be eligible for a GROH dwelling an applicant or GROH tenant must be the employee of a Client Agency or have their accommodation arranged by a Responsible Agency.
- 1.2. Client Agencies determine the particular GROH dwellings to be occupied by their employees.
- 1.3. The following GROH applicants or GROH tenants are not eligible for GROH dwellings, except in extraordinary circumstances:
 - 1.3.1. GROH tenants or applicants – or their partners – who own or have an interest in residential property, within 50 kilometres travel distance by a dedicated road to their place of employment, in which they could reasonably reside.
 - 1.3.2. Client Agencies employees who have been recruited locally.
 - 1.3.3. GROH tenants in breach of their GROH tenancy agreement.
- 1.4. Under extraordinary circumstances, DHW has the discretion to determine initial or ongoing eligibility for tenancy of a GROH dwelling under section 28(1) (a) to (d) of the *GEH Act*.

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	March 2001	Policy and Projects Officer	Policy Updated
2.0	August 2001	Policy and Projects Officer	Reformatting of Policy
3.0	January 2004	Projects and Policy Officer	Reformatting of Policy
4.0	December 2004	Projects and Policy Officer	Inclusion of Addendum – Right of Appeal under s.28 GEH Act
5.0	August 2006	Projects and Policy Officer	Policy amended to reflect change to the Government Employees' Housing Authority by the Machinery of Government (Miscellaneous Amendments) Act 2006
6.0	June 2008	Coordinator Policy and Projects	Extract defining intent of the GEH Act inserted into local recruitment guidelines
7.0	July 2008	Coordinator Policy and Projects	Local recruitment policy and practices refined
8.0	January 2009	Coordinator Policy and Projects	Policy/practices in relation to industrial agreements defined
9.0	October 2009	Coordinator Policy and Projects	Policy Reformatted
10.0	September 2017	A/Senior Policy and Practice Officer	Policy comprehensively revised and reformatted as part of the GROH Policy Review
11.0	September 2019	Senior Policy and Practice Officer	Revise definitions to state the Department of Communities rather than the Housing Authority, include guidelines within policy statements
12.0	September 2026	GROH Operations Manager	Rebranded from Department of Communities to Department of Housing and Works