

Service Worker Accommodation

APPLICATION PACKAGE



The City of Karratha in partnership with Rio Tinto and Woodside invite you to formally apply for a dwelling from the Service Worker Accommodation pool. It is important you complete this Application with as much evidentiary detail as possible to assist with processing and presenting your Application before the Assessment Panel. Assessments will be made based only on the information provided in your Application and the decision of the Assessment Panel is final.

How will rents be set?

Rents will be set by the registered proprietor of each individual dwelling taking into account:

- Rents equal to or exceeding 25% of the income of an individual or household, will not be considered affordable.
- Rents above the 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 need to provide the following:

- Proof of eligibility to work within Australia eg visa documentation;
- Employment Contract and four (4) consecutive pay slips;
- 100 points of identification; and
- Further evidentiary information to support claims made in your application at the discretion of the Management Panel.

What services are eligible?

Services which deliver a meaningful contribution to the liveability of Karratha will be considered, including, but not limited to:

- Health services;
- Education;
- Safety and security;
- Connectivity and public transport;
- Leisure, recreation, and entertainment;
- Retail;
- Natural environment; and
- Community.

How are applications assessed?

The Panel will review each Application on the following criteria:

1. Combined Gross Assessable Income.

[This is a non-weighted criterion and requires Applicants to provide an income range for their nominated tenant.]

Combined Gross Assessable Income is the same tool used by Centrelink to determine benefits. This will consider the combined income of domestic partners, spouses or other dependants. It will not consider the combined income of tenants under a share housing arrangement where income is not considered to be combined for the purpose of living costs.

2. How many hours per week does the nominated tenant undertake in their role?

[This is a non-weighted criterion.]

Applicants are required to provide relevant details from contractual documents outlining the hours undertaken by the role nominated by the tenancy. This should include minimum and maximum if a range is applicable. If the role is a casual position the application should detail the expected/needed hours to be completed and successful tenants will be required to show evidence of hours completed throughout the tenancy to demonstrate the role is being filled by that Individual.

3. Type and scope of services offered by the Organisation and how this service contributes to the liveability of the community.

[This is a weighted criterion.]

Is the service accessed by a large portion of the community on a frequent basis? Is the service primarily for minority or marginalised portions of the community? Is the Organisation/Individual offering a single service or a range of services for the community to access? Is the Organisation/Individual the only one of its type available within the City of Karratha?

4. Established need for the services provided by the employee and their place of employment.

[This is a weighted criterion.]

Has the applicant demonstrated the current demand for their service? This criterion will need to be addressed with evidentiary support data and verifiable facts.

For example: Childcare provider currently has a wait list of 30 families with the average wait time for a place 6+ months. Hairdresser, average wait time for an appointment 1+ month/s. Plumbing contractor unable to tender for work due to employment vacancies.

5. Consequence to the Individual/Organisation and community if no property is offered through this process.

[This is a weighted criterion.]

This criterion will need to be addressed with verifiable facts. Will the applicant be able to continue to operate? Will the service be completely removed from the community? Are

there opportunities for the Organisation to provide their service in a different way? Will the employee lose their job / will the role remain vacant?

6. Are there other housing/funding opportunities available to the Organisation and/or their employee?

[This is a weighted criterion.]

Should the Organisation be able to provide housing support to their employees? Is the Organisation/Individual able to access housing through another scheme, including but not limited to housing within Warambie Estate, The Quarter, or the Department of Communities?

7. How many properties has your Organisation been recommended for/allocated?

[This is a non-weighted criterion.]

While Organisations are able to be allocated more than one property from the pool based on the assessment of the panel, consideration will be given to previous offers and/or allocations made. Are there already employees from your Organisation who have been allocated a property?

Summary of Assessment Criteria

Assessment Criteria	Weighting
1. Combined Gross Assessable Income.	Nil
2. Hours of work provided per week from the nominated tenant	Nil
3. Type and scope of services offered by the Organisation and how this service contributes to the liveability of the community.	25%
4. Established need for the services provided by the employee and their place of employment.	25%
5. Consequence to the individual/organisation and community if no property is offered through this process.	25%
6. Are there other housing/funding opportunities available to the organisation and/or their employee?	25%
7. How many properties has your organisation been recommended for/allocated?	Nil

What now?

Now you have read the application criteria and assessment framework, please complete the form below and submit to swa@karratha.wa.gov.au.

If you have any additional questions, please contact the below with your query.

Questions about the SWA Assessment Criteria?	Service Worker or Housing Officer Email: swa@karratha.wa.gov.au Telephone: 9186 8555
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SECTION ONE – Complete & Return

Contact Details: Complete if applying as a Business:

Business Name	
Application Contact	
Contact email	
Contact phone	

Contact Details: Complete if applying as an Individual:

Name	
Contact email	
Contact phone	
Place of Employment	

SERVICE WORKER ELIGIBILITY CHECKLIST

Organisation Use this column if applying as Organisation		
Does your organisation employ workers who provide a service accessed by a broad proportion of the community within the City of Karratha?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has your business submitted any other applications for property leasing through the Service Worker Accommodation Pool?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If Yes, how many, and have you been successful?		

Individual Use this column if applying as Individual		
Are you currently employed in a role which provides a service accessed by a broad proportion of the community within the City of Karratha?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you permanently based in the City of Karratha? (not FIFO/DIDO)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you working on a continual basis, no less than 30 hours/week?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you own, or have a share (part or whole) in any form of property within the City of Karratha?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you own, or have a share (part or whole) in any form of property within Western Australia?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

SECTION TWO: Complete & Return

DETAILS OF NOMINATED TENANT:

Please fill in the below details for each proposed tenant, this includes spouses and dependents who may no longer be enrolled at high school and are instead in the workforce full-time.

TENANT 1

Name		
Occupation		
Residential Address		
Email address		
Mobile Number		
Does the nominated tenant have an Australian Citizenship or have unrestricted rights to work in Australia?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
On average how many hours per week does the nominated tenant work?		
What is the tenant's average gross annual income? This can be given in a range of nearest \$10,000 bracket e.g. \$60,000 - \$70,000.		

TENANT 2

Name		
Occupation		
Residential Address		
Email address		
Mobile Number		
Does the nominated tenant have an Australian Citizenship or have unrestricted rights to work in Australia?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
On average how many hours per week does the nominated tenant work?		
What is the tenant's average gross annual income? This can be given in a range of nearest \$10,000 bracket e.g. \$60,000 - \$70,000.		

TENANT 3

Name		
Occupation		
Residential Address		
Email address		
Mobile Number		
Does the nominated tenant have an Australian Citizenship or have unrestricted rights to work in Australia?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
On average how many hours per week does the nominated tenant work?		
What is the tenant's average gross annual income? This can be given in a range of nearest \$10,000 bracket e.g. \$60,000 - \$70,000.		

TENANT 4

Name		
Occupation		
Residential Address		
Email address		
Mobile Number		
Does the nominated tenant have an Australian Citizenship or have unrestricted rights to work in Australia?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
On average how many hours per week does the nominated tenant work?		
What is the tenant's average gross annual income? This can be given in a range of nearest \$10,000 bracket e.g. \$60,000 - \$70,000.		

We/I, _____ hereby declare the information given in this application is true and correct to the best of my knowledge and belief. I also understand any wilful dishonesty and provision of false, untrue or incorrect information may render refusal of this application.

Signature

Date

For each nominated tenant on the application form, please provide a copy of the below.

- ☐ **Copy of Position Description for the role/s as recruited.**
- ☐ **Copy of 4 most recent (consecutive) pay slips.**
- ☐ **Employment Contract.**
- ☐ **Copy of 100 points of ID.**
- ☐ **Application To Enter Residential Tenancy Agreement attached.**

SECTION THREE: Complete & Return

ASSESSMENT CRITERIA	Weighting
1. Type and scope of services offered by the Organisation and how this service contributes to the liveability of the community.	25%
2. Established need for the services provided by the employee and their place of employment.	25%
3. Consequence to the individual/organisation and community if no property is offered through this process.	25%
4. Are there other housing/funding opportunities available to the organisation and/or their employee? If you have applied for other housing schemes, please provide the details and why you were not successful.	25%

application to enter into residential tenancy agreement

EXPLANATION FOR APPLICANTS

Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

First, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

Third, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

Fourth, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary of what will happen if You apply to enter into a Residential Tenancy Agreement with the Lessor

Your action if You wish to apply for the Residential Tenancy Agreement:	1. Complete this Application. 2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.
Lessor's action if You do not succeed with Your Application:	3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.
Lessor's action if You succeed with Your Application:	4. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement.
What You will then need to do if You are the successful Applicant:	5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist. 6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.

FOR: Premises Address:

Address 1	TO BE ADVISED			
Address 2				
Suburb		State		Postcode

FROM: Proposed Tenants' Names:

	Given Name(s)	Family Name
Tenant 1		
Tenant 2		
Tenant 3		
Tenant 4		

TO: The Property Manager:

Agency Name	City of Karratha		
Address	Lot 1083 Welcome Road, Karratha, WA, 6714		
Telephone	0891868555	Facsimile	
E-mail	fiona.harrison@karratha.wa.gov.au		

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PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises

Address 1 TO BE ADVISED

Address 2

Suburb

State

Postcode

2. Rent \$ TO BE DETERMINED - BASED ON INCOME per week

3. Option Fee (if applicable) \$ N/A

4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

REQUIRED MONEY

(a) Security bond of \$ 4 WEEKS RENT

(b) Pet bond (if applicable) \$ 260.00

(c) First two weeks rent \$ TO BE DETERMINED

(d) Less Option Fee (if paid) \$ N/A

(e) Total \$ 2 WEEKS RENT IN ADVANCE + 4 WEEKS RENT BOND + \$260.00 PET BOND, IF APP

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PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

INFORMATION FROM "YOU" (the proposed tenant or tenants)

TENANCY DETAILS

5. You require the tenancy for a period of months from to
6. At a rent of \$ **TO BE DETERMINED - BASED ON INCOME** per week
7. Total number of persons to occupy the Premises Adults Children Ages
8. Pets - Type of Pet Breed Reg. No. Age
Type of Pet Breed Reg. No. Age
9. Do you intend on applying for a residential tenancy bond from a State Government Department? ☐ Yes ☐ No
If Yes, \$ Branch:
10. Bank account details for refund of Option Fee (if applicable)
Bank: BSB:
Account No.: Account Name:
11. Any Special Conditions requested by You:

NOTE: The Lessor is not obliged to accept any of the Your Special Conditions.

12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy
Email (optional):
Fax (optional):
Postal address (required):

PO Box	<input type="text"/>	Town/City	<input type="text"/>	Postcode	<input type="text"/>
Address 1	<input type="text"/>				
Address 2	<input type="text"/>				

13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.

application to enter into residential tenancy agreement

18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:

- (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and;
- (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
- (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
- (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
- (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. **YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.**

20. DEFINITIONS

- (a) **"Act"** means the *Residential Tenancies Act 1987* including any amendments.
- "Application"** means this Application to enter into a Residential Tenancy Agreement.
- "Business Day"** means any day except a Sunday or public holiday in Western Australia.
- "Lessor"** means the person/entity with the authority to lease the Premises.
- "Option Fee"** means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:
- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
- (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
- (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.
- "Premises"** means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.
- "Property Manager"** means the real estate agent appointed by the Lessor to lease and manage the Premises.
- "Residential Tenancy Agreement"** means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.
- "You" or "Your"** means the person or persons making the Application to Lease the Premises.
- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.

21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law) and debt collectors, other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

	Given Name(s)	Family Name
Tenant 1		
Tenant 2		
Tenant 3		
Tenant 4		

Signature:

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application to enter into residential tenancy agreement

NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:

(a) **TICA** (strike out if inapplicable)

- (i) **Address:** PO Box 120, Concord NSW 2137
- (ii) **Telephone:** 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
- (iii) **Facsimile:** (02) 9743 4844
- (iv) **Website:** www.tica.com.au

(b) **National Tenancy Database** (strike out if inapplicable)

- (i) **Address:** GPO Box 13294, George Street 120, Brisbane QLD 4003
- (ii) **Telephone:** 1300 563 826
- (iii) **Facsimile:** (07) 3009 0619
- (iv) **Email:** info@ntd.net.au
- (v) **Website:** www.ntd.net.au

(c) **Other Databases** (if applicable)

- (i) **Name:**
- (ii) **Address:**
- (iii) **Telephone:**
- (iv) **Facsimile:**
- (v) **Email:**
- (vi) **Website:**

4. The applicant may obtain information from the database operator in the following manner:

(a) as to TICA:

- (i) Postal and fax application forms can be downloaded from www.tica.com.au. Information regarding application fees can be found on the application form;

(b) as to the National Tenancy Database;

- (i) A request for rental history file can be downloaded from www.ntd.net.au. A link to the form can be found under the tab "For Tenants".
- (ii) A request for rental history may be submitted by post, fax or email.

(c) as to

- (i)

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.

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YOUR (First Person's) PARTICULARS

Given Name(s)		Family Name	
Address 1			
Address 2			
Suburb		State	Postcode
Phone No	Work	Mobile	Home
Email			Gender
Date of Birth	Place of Birth	Family Name at Birth	Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No	State of Issue	Passport No	Country of Issue
Medicare Card No	Ref No	Colour	Expiry Date
Other ID			
Vehicle Type & Registration No			
Anything else to support Your Application			

Smoker ☐ Yes ☐ No

Personal References	a) NAME	TELEPHONE
	b) NAME	TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No
Address	
Rental Paid \$	Period Rented From To
Reason for leaving	

(ii) Previous address of Applicant

	Phone No
Address	
Rental Paid \$	Period Rented From To
Reason for leaving	

(iii) Occupation (Note: Your Employer may be contacted to verify employment)

Employer	Phone No
Period of Employment	Wage \$
If less than 12 months, name and address of previous employer	
Explanation if no employment:	

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME	TELEPHONE
	ADDRESS	
Second Next of Kin	NAME	TELEPHONE
	ADDRESS	
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]		
First Contact	NAME	TELEPHONE
	ADDRESS	
Second Contact	NAME	TELEPHONE
	ADDRESS	

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YOUR (Second Person's) PARTICULARS

Given Name(s)					Family Name					
Address 1										
Address 2										
Suburb						State		Postcode		
Phone No	Work				Mobile				Home	
Email						Gender				
Date of Birth		Place of Birth				Family Name at Birth			Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No		State of Issue		Passport No			Country of Issue		
Medicare Card No				Ref No		Colour		Expiry Date	
Other ID									

Vehicle Type & Registration No

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References	a) NAME		TELEPHONE	
	b) NAME		TELEPHONE	

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No	
Address		
Rental Paid	\$	Period Rented From
Reason for leaving		

(ii) Previous address of Applicant

	Phone No	
Address		
Rental Paid	\$	Period Rented From
Reason for leaving		

(iii) Occupation

Employer	Phone No	
Period of Employment	Wage	\$
If less than 12 months, name and address of previous employer		
Explanation if no employment:		

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Second Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]				
First Contact	NAME		TELEPHONE	
	ADDRESS			
Second Contact	NAME		TELEPHONE	
	ADDRESS			

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YOUR (Third Person's) PARTICULARS

Given Name(s)		Family Name	
Address 1			
Address 2			
Suburb		State	Postcode
Phone No	Work	Mobile	Home
Email			Gender
Date of Birth	Place of Birth	Family Name at Birth	Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No	State of Issue	Passport No	Country of Issue
Medicare Card No	Ref No	Colour	Expiry Date
Other ID			

Vehicle Type & Registration No

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References	a) NAME	TELEPHONE
	b) NAME	TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No
Address	
Rental Paid \$	Period Rented From To
Reason for leaving	

(ii) Previous address of Applicant

	Phone No
Address	
Rental Paid \$	Period Rented From To
Reason for leaving	

(iii) Occupation (Note: Your Employer may be contacted to verify employment)

Employer	Phone No
Period of Employment	Wage \$
If less than 12 months, name and address of previous employer	
Explanation if no employment:	

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME	TELEPHONE
	ADDRESS	
Second Next of Kin	NAME	TELEPHONE
	ADDRESS	
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]		
First Contact	NAME	TELEPHONE
	ADDRESS	
Second Contact	NAME	TELEPHONE
	ADDRESS	

application to enter into residential tenancy agreement



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YOUR (Fourth Person's) PARTICULARS

Given Name(s)					Family Name					
Address 1										
Address 2										
Suburb						State		Postcode		
Phone No	Work				Mobile				Home	
Email						Gender				
Date of Birth		Place of Birth				Family Name at Birth			Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No		State of Issue		Passport No			Country of Issue		
Medicare Card No				Ref No		Colour		Expiry Date	
Other ID									

Vehicle Type & Registration No

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References	a) NAME		TELEPHONE	
	b) NAME		TELEPHONE	

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No	
Address		
Rental Paid	\$	Period Rented From
Reason for leaving		

(ii) Previous address of Applicant

	Phone No	
Address		
Rental Paid	\$	Period Rented From
Reason for leaving		

(iii) Occupation

Employer	Phone No	
Period of Employment	Wage	\$
If less than 12 months, name and address of previous employer		
Explanation if no employment:		

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Second Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]				
First Contact	NAME		TELEPHONE	
	ADDRESS			
Second Contact	NAME		TELEPHONE	
	ADDRESS			

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The successful applicant/s acknowledges that the executed Lease Agreement and continuation of, will be subject to frequent screening of the Tenants suitability to the SWA eligibility criteria. The SWA Representatives will conduct regular screening of the Tenant/s to determine suitability against said criteria. In the event the Tenant/s no longer meets the requirements within the SWA guidelines the Lease Agreement may be terminated in accordance with the Residential Tenancies Act 1987 and Residential Tenancies Regulations of 1989.

**By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises.
Your Application may or may not be successful.**

Your Signature (**First Person**)

Date

Your Signature (**Second Person**)

Date

Your Signature (**Third Person**)

Date

Your Signature (**Fourth Person**)

Date

INFORMATION FOR TENANT**WHAT YOU MUST KNOW ABOUT YOUR TENANCY****At the start of your tenancy you must be given the following by the lessor or the property manager of the premises:**

- a copy of this information statement
- a copy of your residential tenancy agreement
- 2 copies of the property condition report (must be received within 7 days after you have entered into occupation of the premises)
- a bond lodgment form for you to sign (if you are paying a security bond), so that it can be lodged with the Bond Administrator
- keys to your new home.

UPFRONT COSTS**You are not required to pay:**

- more than 2 weeks rent in advance (see "ESSENTIALS FOR TENANTS" below for more information)
- more than 4 weeks rent as a security bond (if the rent is less than \$1 200 per week)
- more than \$260 for a pet bond (if you are allowed to keep a pet on the premises)
- any other amount.

ESSENTIALS FOR TENANTS**Follow these useful tips and pieces of information to help avoid problems while you are renting:**

- If you have paid a security bond, you should receive a Record of Payment of Security Bond (record of payment) when the bond is lodged with the Bond Administrator at the Department of Commerce. If you do not receive the record of payment within 4 weeks of paying the bond, contact the Consumer Protection Advice Line on 1300 30 40 54 to make sure it has been lodged correctly. The record of payment will also advise you of your Rental Bond Reference Number.
- If you do not agree with the property condition report, mark your concerns on the report and return it to the lessor. The property condition report is an important piece of evidence. If you do not take the time to complete it accurately, money could be taken out of your bond to pay for damage that was already there when you moved in.
- If you paid an option fee, it should be applied to your rent or returned to you.
- The lessor cannot require you to pay more than 2 weeks rent in advance at any time during the tenancy agreement. However, at any time during the tenancy agreement, you can choose to pay more.
- Never stop paying your rent, even if the lessor is not complying with their side of the agreement (e.g. by failing to do repairs) – you could end up being evicted if you stop paying rent.
- You must not stop paying rent with the intention that the lessor will take the rent from the security bond.
- You or the lessor will need to give notice in writing before ending the tenancy agreement (see "ENDING THE RESIDENTIAL TENANCY AGREEMENT" in your residential tenancy agreement).
- On the day your tenancy agreement ends, you must give vacant possession of the premises to the lessor (this includes handing over the keys to the lessor or the property manager). You may be liable to pay damages to the lessor if you do not vacate on time.
- If the property has a pool or garden, be clear about what the lessor expects you to do to maintain them.
- Under the *Building Regulations 2012*, owners and occupiers are responsible for ensuring that a suitable enclosure is provided around a swimming pool or spa-pool on the property. If a fence, wall, gate, window, door or other barrier around a swimming pool or spa-pool is not in working order or does not comply with *Building Regulations 2012*, contact your lessor or property manager immediately to arrange urgent repairs. If delays occur, or you need more information, contact your local government
- Loose blinds or curtain cords or chains which are not fixed out of reach pose a strangulation risk for children. Contact your lessor or property manager to discuss arrangements about making window coverings safe. Product safety laws apply.
- Be careful with what you sign relating to your tenancy, and do not let anybody rush you. Never sign a blank form, such as a claim for refund of bond.
- Keep a copy of your property condition report, rent receipts, bond receipt, record of payment of bond and copies of letters/emails you send or receive in a designated tenancy file or folder. Keep it somewhere you can easily find it.
- You must provide a forwarding address to the lessor or the property manager of the premises when you leave the premises. It is an offence not to do so.

COMPLAINTS AND DISPUTES

If a dispute between a lessor and a tenant is to be decided by the court, it must be dealt with by a court that has jurisdiction to hear and determine the application. The Magistrates Court has exclusive jurisdiction to hear and determine applications relating to bond and other tenancy matters that do not involve a claim over \$10 000. When making an application to the Magistrates Court, you must always use the name of the lessor on the application form and not the property manager or agent.

If you need to give the lessor a notice under the *Residential Tenancies Act 1987*, it should be in writing and can be given to the lessor or the property manager of the premises, someone living with the lessor who appears to be over the age of 16, or to the person who usually receives the rent.

If the lessor needs to give you a notice under the *Residential Tenancies Act 1987*, they can do so by posting it to you or by giving it to someone living in the rented premises who appears to be over 16 or to the person who usually pays the rent.

Where there are 2 or more lessors or tenants, notice only needs to be given to one of them.

For information about the Magistrates Court, including what forms you should use, visit their website at www.magistratescourt.wa.gov.au or go to the Department of Commerce website at www.commerce.wa.gov.au/ConsumerProtection to view general information publications about disputes and about the Magistrates Court process.

FURTHER INFORMATION**CONSUMER PROTECTION DIVISION, DEPARTMENT OF COMMERCE**

Perth office: Forrest Centre, 219 St Georges Terrace, Perth, Western Australia 6000

Hours: 8:30 a.m. – 5:00 p.m. **General Advice Line:** 1300 30 40 54

Email: consumer@commerce.wa.gov.au

Internet: www.commerce.wa.gov.au/ConsumerProtection

REGIONAL OFFICES:

Goldfields/Esperance: (08) 9026 3250 | **Great Southern:** (08) 9842 8365 | **Kimberley:** (08) 9191 8400

South-West: (08) 9722 2888 | **North-West:** (08) 9185 0900 | **Mid-West:** (08) 9920 9800

The WA Government provides funding assistance to the WA Tenancy Network which provides advice, information and advocacy to tenants throughout Western Australia.

Contact the Consumer Protection Advice Line on **1300 30 40 54** for referral to a centre near you.

WESTERN AUSTRALIA
OATHS, AFFIDAVITS AND STATUTORY DECLARATIONS ACT 2005
STATUTORY DECLARATION

I, _____

(name, address and occupation of person making declaration)

sincerely declare as follows:

- 1 That I, my partner or dependent, as applicable, who will occupy a unit in the Service Worker Accommodation (SWA) Initiative at
 (Unit) meet the eligibility criteria which applies to occupants of the Unit.

- 2 That I will comply with the conditions set out in the lease of the Unit.

This declaration is true and I know that it is an offence to make a declaration knowing that it is false in a material particular.

This declaration is made under the *Oaths, Affidavits and Statutory Declarations Act 2005*.

at)
)
on)
) by
) (Signature of person making the declaration)
in the presence of)
)
)
.....)
(Signature of authorised witness))
)
Name:)
)
Occupation:)
(Name of authorised witness and)
Qualification as a witness))

***Important - This Declaration must be made before any of the following persons:**

Academic (post-secondary institution)	Local government councillor
Accountant	Loss adjuster
Architect	Marriage Celebrant
Australian Consular Officer	Member of Parliament
Australian Diplomatic Officer	Minister of religion
Bailiff	Nurse
Bank Manager	Optometrist
Chartered secretary	Patent Attorney
Chemist	Physiotherapist
Chiropractor	Podiatrist
Company auditor or liquidator	Police officer
Court officer (magistrate, registrar or clerk)	Post Office manager
Defence Force officer	Psychologist
Dentist	Public Notary
Doctor	Public Servant (State or Commonwealth)
Electorate Officer (State – WA only)	Real Estate agent
Engineer	Settlement agent
Industrial organisation secretary	Sheriff or deputy Sheriff
Insurance broker	Surveyor
Justice of the Peace (any State)	Teacher
Lawyer	Tribunal officer
Local government CEO or deputy CEO	Veterinary surgeon

Full descriptions of these professions are available via the following website link
http://www.courts.justice.wa.gov.au/files/Professions_witness_statutory_declarations.pdf

Or

any person before whom, under the *Statutory Declarations Act 1959* of the Commonwealth, a Statutory Declaration may be made.

Any authorised witness for the State of Western Australia may also witness a Commonwealth Statutory Declaration, as long as they are in Western Australia at the time of witnessing - Schedule 2, item 231 of the *Statutory Declarations Regulations 1993 (Commonwealth)*.

Further information on witnessing documents is available at
www.courts.justice.wa.gov.au.

Last updated on 31 October 2017