



1. Intent of Policy

Oberon Council owns and manages units situated in Curtis and Balfour Streets Oberon. These units provide affordable accommodation for eligible residents of the Oberon LGA to live independently at a subsidised cost.

2. Scope of Policy

To provide affordable accommodation for eligible residents of the Oberon Area, who require additional support based on a variety of needs. Ensure allocation of units is in accordance with priority of needs matrix, and ensure the Independent Living Units are managed consistently with equality.

3.1 Definitions

- 3.1 Affordable Accommodation: low cost rental accommodation.
- 3.2 Independent Living: Physically and mentally capable of living independently without assistance.
- 3.3 Self Care: Capable of independent living and maintaining their residence without assistance.
- 3.4 Independent Living Unit Panel: The panel is made up of a Councillor and representatives from the Oberon Medical Centre, Oberon Pharmacy and two community members.
- 3.5 Priority of Need:
 - a) Accommodation: The current living arrangements of the applicant
 - b) Health: The current state of health and wellbeing of the applicant
 - c) At risk: A person who is at risk of family violence or homelessness.
 - d) Suitability: The suitability of the available unit for the applicant's needs
 - e) Support: The level of support systems currently in place and/or are available to the applicant
 - f) Waiting List: Length of time the applicant has been on the waiting list
 - g) Financial: The current financial situation of the applicant

3.2 Eligibility

To be eligible for Oberon Council's Independent Living Units, an applicant must:

- a) Be a resident of the Oberon Council local government area.
- b) Be capable of living independently.
- c) Meet the eligibility criteria set by the Independent Living Unit Panel.
- d) Meet the medical requirements to maintain independent living.
- e) No pets are allowed in Council's Independent Living Units unless approval has been given for an Emotional Support Animal (ESA)
- f) Meet the financial requirements.

3.3 Allocation of Units

Council’s Independent Living Panel (ILP) meet and allocate units according to priority of need each time a unit becomes available. Each meeting shall determine a priority shortlist that staff can offer placements to prospective tenants, until an offer has been accepted.

3.4 Legislation and Compliance

- Council will comply with all legislative requirements relating to the Independent Living Units.
- Council will conduct annual inspections of each unit. If the unit passes inspection, the tenant will be issued with a renewed Tenancy Agreement valid for one year.
- Council will respond promptly to any complaints with appropriate investigation in accordance with legislation.
- Council will review the Independent Living Units Policy every 2 years to ensure Management practices are fair, equitable and transparent.
- The tenant will provide Council will access for repairs, general building maintenance and pest management.

4 Independent Living Units Panel

The Independent Living Units panel provides a structured platform to evaluate and shortlist prospective tenant placements into the Oberon Council units at Curtis and Balfour streets. The panel also provides a reference point for Council to raise tenant behavioural issues and advice on ILU related programs and initiatives. The objectives and remit of the panel are outlined below;

- Provide a fair and transparent process in the evaluation of placements into the units.
- Assess applications in accordance with community, facility, and personal needs.
- A reference group for Council staff to raise tenant behavioural issues.
- To participate in any broader ILU related programs and initiatives.

5 Related Legislation

NSW Residential Tenancies Act 2010

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