



1. Intent of Policy

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

2. Scope of Policy

To provide affordable Independent Living Units for eligible senior residents of the Oberon Area, to support eligible residents maintain independent living for longer. Ensure allocation of units are in accord to priority of need, 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 a community member.
- 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 allowed in Council's Independent Living Units
- 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.

3.4 Legislation and Compliance

- Council will comply with all legislative requirements relating to the provision on 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 with access for repairs, general building maintenance and pest management.

4 Related Legislation

NSW Residential Tenancies Act 2010

Approving Authority	Oberon Council
Contact	Finance & Community Services Director
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