
Policy context: This policy relates to Division 4 and Division 5 of the NSW *Residential Tenancies Act 2010*

POLICY STATEMENT

I. Purpose

The purpose of this policy is to outline SCH and tenant responsibilities for property care.

II. Definitions

- N/a.

III. Coverage

This policy applies to all SCH managed properties.

IV. Principles

Routine inspections will be undertaken on all SCH managed properties at least twice a year.

Tenants will be given a minimum of 2weeks' notice of a routine inspection and provided with information to assist them in preparing the property.

The inspections assist SCH and our tenants by:

- Ensuring properties are being maintained to an appropriate standard;
- Determining if there any repairs required;
- Assessing if any damage has been caused by a tenant and if so, discussing repair options with the tenant;
- Determining if the property continues to meet the needs of the tenant and discussing alternative options if appropriate, and
- Discussing any other concerns that a tenant may have.

If the property is a leasehold property, or a property managed on behalf of BlueCHP, a representative from those organisations may attend along with SCH. If a tenant is supported, their support agency must be invited to attend.

Tenants have a responsibility under the *Residential Tenancies Act 2010* to allow SCH access for routine inspections. If a tenant does not allow access to their property, SCH will take action through the NSW Civil and Administrative Tribunal to obtain access.

V. Responsibilities

Senior Housing Officers and Housing Officers are responsible for arranging and conducting routine property inspections.

DOCUMENTATION

Documents related to this policy	
Related policies	T18 Tenant Damage
Other related documents	Tenant Charge Acceptance Form