

# Government Employee Residential Program (GERP).

## Important information to applicants.



*You have received this as an applicant for government employee housing. Please take time to read the information below as it will provide you with some useful facts regarding applicant, employer and GERP responsibilities, and the allocation process.*

### **Application:**

To assist GERP to allocate suitable housing, you are requested to provide as much relevant information as possible. Please submit a new application if you are in any doubt.

### **Application Approval:**

Approval for the eligibility of subsidised housing is the responsibility of the applicant's employing agency. Allocation of appropriate housing is related to the timing of this approval and housing availability. GERP will contact you when an allocation is confirmed.

### **Occupancy Date:**

GERP aims to allocate housing by your anticipated occupancy date. Factors such as maintenance, high demand and availability of houses can all affect allocation timeframes.

Greater lead time will assist GERP to meet your anticipated occupancy date.

GERP will advise you if it cannot provide housing by this date. If this occurs you will need to contact your employing agency to negotiate alternative arrangements.

### **Allocations:**

GERP attempts to best meet your needs from the available housing and consistent with the intent of the [DPTI Eligibility & Allocation Policy](#).

GERP housing includes large and small houses, older houses, upgraded houses and modern contemporary houses; however it is important to note this is not a choice based program.

Benefits of GERP housing include subsidised rent, no requirement to pay a tenancy bond and a periodic, rather than fixed term, tenancy agreement.

To receive subsidised rent, it is expected that you accept the house allocated.

*APY Lands allocations: Single persons may be required to share a house in some communities. The sharing tenant will be determined by the employing agency.*

### **Options:**

If you choose to decline the allocated GERP house, you may elect to forego the Government rental subsidy and source alternative housing.

**Private rental housing:**

Authority to lease a house from the private market lies solely with GERP. This will occur only when there are no suitable vacant houses within existing stock. In order to receive subsidised housing in a private rental, you must obtain prior allocation approval from GERP.

**Relocation:**

A tenant may seek re-location only when there is a permanent change in their personal circumstances or family composition / size.

DPTI may be required to initiate a tenant's relocation under certain circumstances – e.g. where a private lease is expiring, where an owned or leased house is contracted for sale with no option for government to remain as tenant.

**Utilities (power / gas)**

Connection/disconnections are your responsibility where a mains supply exists. In houses with bottled gas DPTI will pay the annual service charge. You are responsible for arranging and paying for the bottles to be refilled.

**Removals:**

All arrangements for furniture removal are the responsibility of the employee and the employing agency.

**Amenities:**

Heating and cooling is provided as a minimum in a main living area. Evaporative cooling is provided as standard in most GERP houses.

GERP provides unfurnished housing, apart from in the APY Lands.

**Rent:**

The level of rental subsidy is established by the 2012-2017 Government Employees Housing Rental Agreement and varies according to the employing agency and location.

Tenant rents are paid fortnightly in arrears via payroll deduction and are not negotiable.

**Legislation:**

GERP is legislated under the Public Employees Housing Act 1987 to provide subsidised rental housing for eligible public sector employees.

Rent and any other charges payable by an employee for housing provided under this Act may be deducted from the employee's salary, wages or allowances.