

Visitors

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PURPOSE

To provide guidelines for the management of Yilli Housing visitors, support tenants to maintain positive community relationships, manage their private space and protect the quiet enjoyment of their properties and the neighbourhood, and to help YRHAC to protect its assets.

SCOPE

This policy applies to all Yilli Housing tenants and visitors to Yilli Housing.

POLICY

Permitted visitors

Visitors are permitted in Yilli Housing dwellings for up to two weeks provided the following:

- The tenant allows the visitor to stay in their home.
- YRHAC has not issued a Notice of Direction under the Housing Act or a Trespass Notice under the Trespass Act excluding the visitor(s) from the dwelling.
- The visitor(s) does/do not cause or permit antisocial behaviour or unreasonable disruption (see Tenant Responsibilities Policy). and
- The visitor can, on request, provide evidence that their primary place of residence is elsewhere.
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The tenant does not have to inform YRHAC about these visitors. Where it is apparent that a visitor is returning to the dwelling frequently throughout any given year, YRHAC may seek evidence that that person has a primary place of residence elsewhere. The visitor may be asked to leave if, in the view of YRHAC, it appears that the person is not a genuine temporary visitor.

Visitors staying longer than two weeks

The tenant must request permission from YRHAC to have a visitor for longer than two weeks. While the Manager ultimately has discretion in considering requests for visitors to stay longer than two weeks, circumstances in which YRHAC may choose to allow extended stays include where the visitors are gathered for an extended cultural or community event, where access to or from a community has been cut off, or for medical or family reasons.

YRHAC will generally not allow visitors to stay for longer than two weeks if:

- their presence will cause overcrowding.
- the visitor cannot provide evidence of having a permanent place of residence elsewhere.
- the visitor owes a debt to YRHAC. or
- the visitor is a former tenant or recognised occupant of a Department tenancy which has been terminated and/or repossessed by YRHAC within the last two years.

Overcrowding

YRHAC limits the number of tenants who can live in Yilli Housing dwelling to prevent overcrowding. This limit is dependent upon how many bedrooms the dwelling has and how many people normally reside there. See the Allocation and Commencement of a Tenancy Policy for more information. YRHAC has discretion to vary the number of people permitted in a household if appropriate, taking into account such factors as the number, age and sex of children. YRHAC recognises that short-term visitors may cause temporary overcrowding. While YRHAC has no objection to visitors causing overcrowding if they stay for two weeks or less, YRHAC will generally not agree to visitors remaining after two weeks if their presence causes overcrowding.

Assistance to manage visitors

Where a tenant is finding it difficult to limit the number or control the behaviour of visitors, YRHAC can assist. Tenants can contact YRHAC for any assistance, which may include YRHAC speaking directly with visitors, issuing a letter to

ask visitors to move on, assessing the number of people in the household to decide if the dwelling is overcrowded, or providing support to the tenant through relevant Tenancy Support Program.

Trespass notices

YRHAC may issue Trespass Notices under the Trespass Act. Under the Act, it is an offence to willfully enter prohibited premises without good reason. Trespass Notices may be issued for either an individual tenancy at the request of the tenant, or to any Common Area of a complex.

Rent payments

Visitors' incomes are not assessed as part of the household, so they do not affect the rent payable. Where a visitor applies, and is accepted, to become a permanent member of the household, their income will be assessed for rent purposes. This may change the rent due for the household.