

## Boarding House Program guideline

The SA Housing Trust (the Trust) leases properties to be used for this program in line with the [Specialised housing programs policy](#) and the [Specialised housing program procedure](#).

The term boarding house includes lodging houses and rooming houses.

Organisations are eligible to lease properties for this program if they are either:

- A registered Community Housing Provider.
- A private for-profit non-government organisation which operates in accordance with the Supported Residential Facilities Act 1993.
- An organisation with an existing lease agreement which fully complies with their lease agreement and can demonstrate satisfactory management and governance.

Organisations are charged by the Trust 100% of the property's market rent as outlined in the [Specialised Housing Program procedure](#), unless otherwise negotiated.

Lease agreement terms between the organisation and the Trust match funding agreement periods, if applicable.

This program provides accommodation with shared facilities to provide a source of rental accommodation to clients who are eligible in line with the [Specialised housing programs policy](#).

Clients are eligible for this program if they:

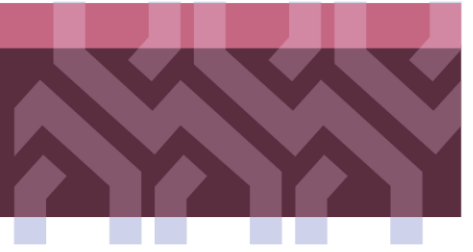
- Are homeless or at risk of becoming homeless, or
- Are transient, or
- Have a housing disadvantage, or
- Have a disability, or
- Need support services.

Tenancy agreements may initially be for 12 months up to 2 years but may be renewed for longer terms. Tenants who are Category One when nominated to a boarding house will retain their Category One status on the Single Housing Register, there is no automatic deferral.

The organisation manages the boarding house's day-to-day activities, consistent with Trust policies, including:

- Selecting occupants.
- Allocating rooms.
- Managing tenancy agreements.
- Providing other services and facilities – for example meals, laundry, personal care, medication management.

Tenants may rent single or shared rooms, and use common facilities – for example bathrooms, kitchen, or laundry. Organisations may use their discretion as currently there is no tenant rent policy specified for the boarding house program. Rents to tenants are set, reviewed and charged in line with any applicable rent policies as specified on the schedule to the lease agreement.



## Boarding House Organisation responsibilities

The organisation operating the boarding house is responsible for:

- Governing and managing appropriately to ensure the safety of tenants and meet their duty of care to tenants.
- Providing quality accommodation and facilitating or providing support for tenants to maintain tenancies.
- Managing practices and developing relationships with other accommodation providers to support tenants to find and move into alternative long-term accommodation, where appropriate.
- Maintaining documents and evidence to support tenant eligibility and tenant rent charges.
- Managing and reporting maintenance in line with the [Specialised housing programs maintenance guidelines](#) and the [Trust's maintenance accommodation standards](#).
- Paying all expenses and accounts other than those items the Trust is responsible for, in line with the lease agreement schedules.
- Providing specified data and reports by the reporting dates in line with the lease agreement schedules.
- Independently auditing financial reports.
- Taking out and providing the Trust with a Certificate of Currency for public liability insurance of at least \$20 million.
- Checking the lease agreement schedules match the properties under their control.

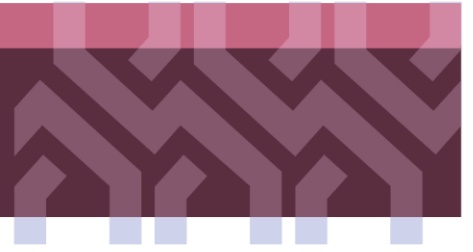
## SA Housing Trust responsibilities

The Trust is responsible for:

- Organising annual meetings and visits to the property to discuss any tenancy and maintenance issues.
- Paying all expenses and accounts for items listed as its responsibility in line with the lease agreement.

The Trust will:

- Effectively manage lease contracts and service provision.
- Match expiry dates, if the organisation has separate lease and service provision contracts with the Trust.
- Make sure the property meets the [Trust's maintenance accommodation standards](#).
- Share and review documents and compliance data.
- Share governance and performance oversight of the organisation.



## Related documents

- [Supported Residential Facilities Act 1992](#)
- [Supported Residential Facilities Regulations 2024](#)
- [Specialised Housing Programs Policy](#)
- [Specialised Housing Programs Procedures](#)
- [Specialised Housing Programs Maintenance Guidelines](#)
- [SA Housing Trust Maintenance Accommodation Standards](#)