

August 2022

# Barriekneal Housing and Community Ltd Newsletter



**We acknowledge the traditional owners, the Yuwaalaraay people of this land, ancestors past and present and emerging leaders.**

The organization provides social housing and accommodation for eligible housing applicants, including for homeless people of Aboriginal and/or Torres strait islander decent. The organization continues to provide and maintain buildings and grounds for education, recreation, health, arts, culture or any other community purpose and promotes and assists community and provides workshops for such purpose. The social wellbeing focus continues to strengthen, build up and contribute to the identity, sense of purpose and culture for persons of Aboriginal and Torres Strait Islander decent. Central to all activity is to advance the welfare of all Aboriginal and Torres Strait Islanders in the area where the organization operates.



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## General information about renting

**A rental property must always be fit to live in.**

Landlords are responsible for repairing and maintaining the property so that it is in a reasonable state of repair, considering the age of the property, the amount of rent being paid, and the prospective life of the property.

**This does not mean that the property must be in perfect condition.**

The state of the property and the level of repair expected should be in proportion to the property's age and the amount of rent.

Tenants must keep the property in a reasonable state of cleanliness, considering the condition of the property at the start of the tenancy. **under clause 17.1 of your tenancy agreement**

Tenants are responsible for minor maintenance including replacing light bulbs, cleaning windows, dusting, removing cobwebs and routine garden maintenance such as watering, mowing and weeding. Under clause 18.3 of your tenancy agreement.

The tenant must have written permission from the landlord, including agreement on reimbursement, from the landlord, **unless the repair is an urgent repair.**

The tenant should request the repair in writing to the landlord explaining what needs fixing.

**Even when repairs are not completed, a tenant should never stop paying the rent. Under section 87 A termination order where the tenant has breached the residential tenancy agreement for example non payment of rent. Withholding rent will put you in breach of your tenancy agreement and the tenancy may be terminated. This is a breach of clause 12.2 of your tenancy agreement.**

**Tenants must not cause or allow damage to the property, either intentionally or through lack of care or attention, including by other occupants or invited guests. Clause 16.4 not to intentionally or negligently cause or permit any damage to the residential premises.**

If the tenant causes or allows damage to the property, the landlord or agent can ask the tenant to arrange to repair the damage or to pay for the costs of the repairs if they are done by the landlord or agent.

## Renting in Flats/Units

Renting in flats or houses tenants should always be mindful of your neighbours ensuring everyone has a peaceful and safe home to return. Please make sure you're keeping communal areas and driveways clear for access for other tenants if they're shared drive ways. Please report any damage to communal areas e.g. damaged lights, fences, drains.

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## EMERGENCY REPAIRS

Examples of emergency repairs are as follows in accordance with the Department of Fair Trading:

*Urgent repairs*, the law distinguishes between urgent (emergency) repairs and those which are not so urgent. Urgent repairs are:

- **A burst water service or a serious water service leak**
- **A blocked or broken toilet**
- **A serious roof leak**
- **A gas leak**
- **A dangerous electrical fault**
- **Flooding or serious flood damage**
- **Serious storm or fire damage**
- **A failure or breakdown of the gas, electricity or water supply to the premises**
- **A failure or breakdown of the hot water service**
- **A failure or breakdown of the stove or oven**
- **A failure or breakdown of a heater or air conditioner**

## REPORTING ALL REPAIRS

As a tenant of Barriekneal Housing and Community Ltd it is **your responsibility** to report all repairs and maintenance as soon as you possibly can. You have the right to re-report any issues you believe to be incomplete or not up to standard or if no one has attended. Barriekneal will follow due process to ensure all urgent jobs are being completed properly and in a timely manner.





## BARRIEKNEALS OBJECTIVES

**The Objectives of Barriekneal Housing & Community Ltd are to:**

For future Newsletters or documentation please contact Barriekneal with your preferred method of contact

- Email
- Phone Call
- SMS
- Office Visit

- Provide social and other housing to meet the needs of Aboriginal and Torres Strait Islander families.
- Establish and operate economically and socially successful commercial enterprises that result in additional projects and employment opportunities for Aboriginal and Torres Strait Islander people including, but not limited to, property development and tourism activities.
- Maximise the potential of the Company's commercial and property assets to provide further development opportunity to achieve the company's objectives.
- Deliver training and capacity building opportunities to employees, board, members and the community.
- Provide and promote youth support and sporting activities to empower the next generation.
- Provide opportunities and activities to preserve, maintain and share traditional Aboriginal culture, conservation land management practices and language.
- Partner strategically with government, community services, schools, employment and training organisations, local clubs and other organisations towards meeting the identified needs of our members and community.

### Contact Barriekneal Housing and Community Ltd

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