

Designated Complexes

Policy

Date effective: 14 December 2016

1. Policy Statement

This policy outlines the types of designated complexes available in the Northern Territory, and the eligibility requirements for tenants to live in these complexes.

2. Purpose

Designated complexes enable the Department of Housing and Community Development ('the Department') to provide more appropriate housing to groups of people with specific needs.

3. References

Entitlement policy
Public Housing Transfers policy

4. Scope

A complex is any residential development which includes two or more dwellings on the same property.

5. Roles and Responsibilities

Role	Responsibilities
Manager	Final discretion on whether a client is part of a targeted social group

6. Policy Details

As part of the Department's objective of encouraging tenants to establish a home where they can access their community and all it has to offer, some complexes have been designated for specific groups of tenants.

6.1 Types of Complexes

Seniors Village

These complexes have been designed specifically for people aged 55 and over. The purpose of these complexes is to allow people of similar age and lifestyles to create their own community. Residents must be over the age of 55 and have ceased their working life.

Aged Pensioner Complex

These complexes have been designed specifically for people who are receiving an aged pension. Public housing tenants will be given the opportunity to move from their dwelling to a designated complex as they get older. The tenant is permitted to have a co-tenant, carer or family member who is not an aged pensioner residing with them on a permanent basis.

Pensioner Complex

These complexes have been designed specifically for people who are receiving a (non-aged) pension, such as a disability pension. The complexes provide tenants with a level of support appropriate to their needs, such as specific amenities for disabled people. They are also more easily adaptable should the needs of the tenant change in the future.

6.2 Community Need

Funding, as well as the zoning, for designated complexes is usually tied to the purpose of the complex which is to address an identified need in the community, such as the specific and future needs of a target social group (e.g. for the elderly). Therefore, clients should be aware that transfer requests will be refused if they are not part of the targeted group.

6.3 Demand

Demand for a dwelling in a designated complex is very high. For more information on what complexes are available for specific groups, clients should contact their local housing office.

7. Document change control table

Release Date	Version Number	Approved by (position)	Section amended	Category
14/12/2016	1.01	Director Policy	all	Editorial amendments
2/09/2013	1.00	Executive Director, Housing Operational Client Support	all	New separate policy derived from Housing Services Operational Policy Manual, Chapter 3