

Housing program.

➤ Tenant Fact Sheet.

➤ Housing Services

St Vincent de Paul Society Queensland (the Society)

St Vincent de Paul Society Queensland – Housing Program is a not-for-profit community housing provider in Queensland. The Society's Housing Program seeks to provide assistance to people who are homeless, or those who are at risk of becoming homeless, by providing a variety of housing solutions. It operates housing programs for:

- Crisis Accommodation Programs (0 - 12 months)
- Community Managed Studio Unit (3 - 12 months)
- Transitional Community Housing Programs (3 - 12 months)
- Long Term Community Housing Programs
- Disability Housing
- Housing for people with addictions

In some of the housing programs, support is available to assist people with special support needs.

Advocacy

The Society advocates within the wider community including all levels of government and other community agencies for people in housing need.

Housing Provision

The Society's housing properties include housing made available through:

- Local, State and Federal Governments
- Grants, Trust and Foundations
- Society owned housing
- The wider community
- Individuals who work with the Society to ensure further housing opportunities

Housing Types

- Boarding Room Accommodation /Studio Apartments/One Bed Apartments
- Two Bed Apartments/Townhouses/Duplexes/Houses
- Three & Four Bed Houses
- Shared accommodation especially in disability housing

In addition we work with the wider community with established community organisations which specialise in support for vulnerable clients.



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Where is the housing located?

Inner Brisbane City	North Brisbane	West Brisbane	East Brisbane
South Brisbane	Gold Coast	Ipswich	Redlands Shire
Logan	Nambour	Kawana Waters	Mackay
Rockhampton	Townsville	Cairns	Mareeba
Toowoomba	Dalby	Stanthorpe	Roma
Chinchilla	Beaudesert		

State Wide Services

The Society has Housing Program Service Centres throughout Queensland, with working plans to expand into additional areas of great need. The Society has currently Housing Program Service Centres located in the following locations:

Brisbane	Gold Coast
Toowoomba	Nambour
Townsville	Mackay
Rockhampton	Cairns

All of its Housing properties are professionally managed by well informed, local housing officers who work with the Society local housing committees. The work of the committees, whose day to day experiences give them great and sincere empathy for people in housing need, complement the work of the local Housing Officers.

The Society has developed a unique housing support system to give necessary focus to the issues which affect the lives of its tenants. At present plans are in motion to expand this system.

The Society believes the problems and consequences of homelessness will find their solutions in a community wide approach and hence works with other community based organisations to find innovative new approaches and solutions to meet the individual needs with local communities.



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Our Mission

Facing the social concerns of homelessness, the Society through its housing program determines to provide a hand up to those whose circumstances disadvantage them for access to safe, secure and affordable accommodation.

It will advocate on their behalf, strive to provide them with appropriate housing options and encourage them to become part of viable, creative communities where they are respected for who they are and not for what they have.

To this end, it will dedicate its resources to the service of those in greatest housing need.

Who can access these services?

The Society targets people, who have a demonstrated housing need which is not able to be met in the private rental market and who are marginalised in that market and are eligible for accommodation under the One Social Housing System of the Queensland State Government. Predominantly these people are homeless or at risk of homelessness and/ or have special needs, such as a disability.

How do I Apply for Housing?

The Society requires all of its housing program tenants seeking accommodation within its Long Term Housing Programs and Community Housing Studio Unit Program be current eligible applicants registered on the Qld State Government – Department of Housing & Public Works – One Social Housing System – Register of Need. If you are not registered you can apply to be registered with the Department of Housing and Public Works by filling out an application for Housing Assistance Form which can be lodged directly with a Qld Department of Housing Area Offices. If you are unsure if you are currently registered with the Qld Department of Housing & Public Works we suggest you contact a local Department of Housing Service Centre to assist you with this.

If you are unable to register on the Qld State Government – Department of Housing & Public Works – Social Housing System – Register of Need or are currently waiting on your application to be approved with the Department of Housing and Public Works you can contact the Society to discuss your circumstances to determine if the Society could assist you within its Crisis Accommodation or Transitional Housing Programs or to provide you with referral to other agencies who may be able to assist you with your housing needs.

How does the Society know I need housing?

All prospective tenants for the Society's Long Term Housing Program and Community Managed Studio Units Program are referred to the Society via Queensland Department of Housing & Works when a vacancy occurs.

Other prospective tenants for the Society's Crisis Accommodation and Transitional Housing Programs are referred to the Society in various ways, some examples are as follows:

- Direct Contact by you;



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- Other support agencies
- The Society's local conferences; and
- The Department of Housing & Public Works

If you are referred to the Society by the Department of Housing & Public Works or other parties and are being considered for a tenancy in a property the Society will confirm your household size and financial circumstances on the following basis:

Household Type	Income Limits
Single Person , no children	\$609.00 per week
Single Person, one child; or Couple with no Children; or Two Single People	\$755.00 per week
Single Person, two children; or Couple with one Child; or Couple with one single person; or Two single people with one child; or Three single people	\$877.00 per week
Single Person, three or more children; or Couple with two children; or Three single people and one child; or Two single people with two children; or Four single people	\$999.00 per week

Please Note: St Vincent de Paul Society Qld has limited accommodation available where applicants do not hold current One Social Housing registration.

Allocations

As a vacancy occurs within the Society's will seek referrals for suitable applicants from the appropriate referral source for consideration.

The referral applicants are interviewed by the Society and the applicant who is deemed to be suitable and the in greatest housing need at that point in time will be made the offer of accommodation.



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Security of Tenancy:

All tenancies with the Society are covered by the rules and regulation of the Queensland Residential Tenancies and Rooming Accommodation Act 2008. Tenants can end their tenancy with the Society by giving 2 weeks notice in writing to the local St Vincent de Paul Housing Program Office.

Rent & Bond

Rents are calculated to ensure equity and comparability for community housing and social housing tenants which means tenants in both social housing programs who are on similar incomes should have a similar disposable income after paying rent. The Society uses the Department of Housing Rental Calculator to determine the rent applicable for the property which is 25 per cent of a tenant's total assessable household income plus the maximum rent assistance payable through Centrelink for which the household is eligible. Certain types of income are deemed to be non-assessable income and as such are not used in the rent setting process.

A Rental Bond is payable by all tenants of the Society and is required to be paid in full at the time of signing of a general tenancy agreement. The amount of Rental Bond for a property is an amount equal to 4 weeks rent which is applicable to the property. A prospective tenant may be eligible for a Rental Bond Loan from the Queensland Department of Housing & Public Works. For more information and eligibility requirements contact the Queensland Department of Housing & Public Works.

Independent Living

Applicants are required to be able to live independently or have established support networks. The Society does not provide personal support services except in accommodation provided through its Disability Services Program however will try to link a tenant with a support organisation if requested.

Pets

Generally pets are not allowed. However permission for certain pet types may be granted depending on the type of accommodation requested.

Where can I get more information?

You can find out more about The Society's Housing Program on the Society's website at www.vinnies.org.au. For any enquiries about the Society's Housing Program, please contact the Society:

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Housing Program – State Office
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South Brisbane Qld 4101
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