



Ngoonbi Tenants Information Newsletter

January 2019

Welcome to 2019. I hope everyone had a great Christmas and New Years Celebrations. I hope you are all staying dry in this very wet weather.



The first item of the year is to stress the importance of paying the rent each week or fortnight on time. All rents are based on the household income and calculated using the Department of Housing and Public Works Rent Calculator.

If your circumstances change such as:

- the household occupants reduce or increase
- you or a member of your household start or stop working
- your household income changes / Centrelink payments change

Please come into the office or call me to send out rent review documents as your rent could decrease.

Each year, all tenants will receive rent review documents. These documents need to be filled out and returned as a requirement of your tenancy. Your rent is calculated, and you are also assessed for your ongoing eligibility for Community Housing.

Ongoing eligibility means if you are still eligible for social housing. If you are not eligible, you will receive a letter stating the reason and you will be issued a notice to leave (RTA Form 12) the property giving you two months notice to vacate.

You can view the policies on the Department of Housing & Public Works website:

<http://www.hpw.qld.gov.au/SiteCollectionDocuments/SocialHousingEligibilityCriteria.pdf>

Ngoonbi Community Services Indigenous Corporation is part of the National Regulatory System of Community Housing, meeting legislation requirements of the National Law.



Inspections will be commencing again, once children start back at school.

Each month you will receive your rent statement which will display your rent payments and where you are paid to. If the closing balance reads DR, this means you are in debit and your rent is not paid ahead by two weeks. Check how much you are paying each fortnight or week, as you may need to increase your payments for a while so your payments are ahead and you are not paying for the fortnight behind.

Attached is a rent statement example which shows a credit balance of \$0.00 and a closing balance of \$0.00. This is correct.

This example is how your rent statement should read if your rent is paid correctly and on time.



Please remember we are still in cyclone season, so make sure your yard is cleared of items and rubbish. With all this rain, tip out containers or vessels that hold water that are laying around after the rain to prevent dengue from mosquitos.



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Tenants who call and arrange for repairs after hours, other than for emergency repairs may be charged for the cost of the after-hours call out fee. All other repairs are considered routine repairs. If there is an emergency, please call the nominated repairers listed. A list of emergency repairs is in the Tenant Information Booklet.



Nominated Repairers:

Seagulls Electrical: 0418 739209 or Jarramali: 0420 299808

On Tap Plumbing: 0438 587753

Housing Mobile: 0434 742946

Events Occuring in February 2019

Breakthrough For Families
Free information sessions for families

What is it?
Breakthrough For Families supports families of people with problematic substance use (with special support for methamphetamine) to be empowered to make positive changes through information, education and support. The services offered are free public information sessions, and/or individual brief intensive support.

How does it help?
The information sessions cover things like:

- Stages of Change
- Raising Healthy Minds
- Learning how to help family stay safe and healthy
- Using your strength to stay strong and safe
- Where to get support
- Boundaries and looking after yourself

*We'd like to present these information sessions in Kuranda!
If you're interested in coming please let us know!*

Contact us
www.liveslivedwell.org.au 1300 727 957 info@liveslivedwell.org.au

Queensland Government Lives Lived Well

Mareeba Lions Club Senior's Lunch

TIME FOR LUNCH

Date: Thursday 7th February, 2019
Time: 11.30 am to 2.00 pm
Location: Mareeba Leagues Club
Includes: Two course roast lunch, plus a bit of fun

The first 75 places are free
Additional numbers at \$20.00 per head
Proudly sponsored by the Mareeba Lions and Lioness Clubs

Please note: Must be over 65 to be eligible

For reservations please phone Velina at the Mareeba Leagues Club on 4092 2922

Mareeba Leagues Club