

Boarding House Financial Assistance Program Guidelines

Information to Assist in Filling Out the Application Form

Definitions

The following are the definitions of terms used in the application form and when determining eligibility for the program:

“Boarding House” means a building wholly or partly let as lodging in which each letting provides the occupant with a principal place of residence, and includes a vacant building that, immediately before it becoming vacant, was a building so let. The premises must be used and occupied by at least three (3) long term residents who are not members of the family of the owner or manager, or are not members of the family of a shareholder of a company if an exempt proprietary company is the owner. It does not include a backpacker’s hostel, serviced apartment or other tourist establishment, or a residential flat building or premises which are licensed under the Liquor Act 1982.

“Backpacker Hostel” means a building or part of a building which is used to provide accommodation for travellers, tourists or persons engaged in recreational pursuits, which is not their principal place of residence.

“Serviced Apartments” means a building containing two or more dwellings intended to be used for short term accommodation of travellers and tourists and where such dwellings are cleaned or otherwise serviced or maintained by the owner or manager of the apartments or the owner’s or manager’s agent.

“Long term, low-cost rental accommodation”, with respect to a boarding house bedroom, is accommodation where at least 80% of available bedrooms were occupied by a long term resident (one who resided in a boarding house for 3 consecutive months or any period totalling 3 months in the course of a year) at below the following maximum tariffs set for 2007 and 2008:

(i) during the year ending 31 December **2007**, the maximum tariff charged for at least 80% of the accommodation available to boarding-house residents where **full board and lodging** was provided, was no more than:

- **\$277** per week for single accommodation; **\$463** per week for family or shared accommodation;

or where less than full board and lodging was provided, was no more than:

- **\$185** per week for single accommodation; **\$309** per week for family or share accommodation.

during the whole of **2008**, the maximum tariff charged for at least 80% of the accommodation available to boarding-house residents, the tariff for **full board and lodging** is guaranteed not to exceed:

- **\$283** per week for single accommodation; **\$472** per week for family or shared accommodation

or where less than full board and lodging was provided, was no more than:

- **\$189** per week for single accommodation; **\$315** per week for family or shared accommodation

(Maximums for 2007 & 2008, as per Revenue Ruling No. LT 80, under Section 10Q of the Land Tax Management Act, 1956.)

“Full board and lodging” means that three meals a day plus other services such as regular provision of clean linen are included in the tariff.

Definition of required Fire-Safety Upgrading Works

The principles in determining whether to include or exclude items from a scope of fire-safety upgrading works are:

- whether they are **essential** to the production of a safer environment
- whether they can be associated with fire-safety works, as opposed to any other building works

Housing NSW reserves the right to determine whether claims satisfy the above criteria.

As a guide, the following items may be **included**:

- Items directly related to the Schedule of Essential Fire Safety Works from the Local Government (Orders) Regulation, Part 2 (as outlined in this application form), or as directed by Council.
- Building Application fees; fees for professional services such as building regulation consultants, architects, mechanical/ structural/ electrical/ hydraulic engineers.

The following items are **excluded**:

- Costs associated with applying for the grant, including feasibility studies, drawing and specification reproduction, building estimator’s fees, quantity surveyor’s fees, or the cost of quotes
- Valuer’s/ Accountant’s costs, etc
- Demolition of existing structures, removal from site and disposal costs
- Costs of water supply renewal where water-using fire-fighting equipment is not being installed
- Plasterboard or rendering over existing fire-rated walls
- Cornices, skirtings, mouldings, architraves, painting, decorating or other cosmetic upgrading

