

Appealable Decisions

Applicants and tenants can appeal about the following Bridge Housing decisions.

Applicants

Waiting List

- General eligibility
- Removal from waiting List
- Backdating of eligibility on waiting list
- Eligibility of people classified as former unsatisfactory tenants

Housing Entitlements

- Number of bedrooms
- Modification or special features of dwelling
- Locational need

Priority Housing

- Eligibility
- Locational or housing type needs

Minors

- Eligibility of minor to be granted a tenancy

Offer of Property

- Whether offer is considered reasonable
- Acceptability of reason for not accepting offer
- Removal for not accepting an offer

Succession of Tenancy

- Eligibility to be granted succession
- Housing entitlement if granted succession

Tenants

Transfer

- Eligibility for general transfer
- Eligibility for priority transfer
- Locational need
- Relocation of tenant for management purposes
- Housing entitlement if granted transfer

Rental Subsidy Assessment

- Calculations, changes to or cancellation of a rental subsidy

Modification of Property

- Need for modification for disability/medical reasons. Not maintenance or upgrade issues
- Tenant improvement of property reimbursement

Mutual Exchange

- Eligibility for and approval of exchange

Absence From Dwelling

- Permission to be absent and rent calculations

Tenant Charges

- Charges at vacation of the dwelling where not covered by a CTTT decision

Offer of Property-Transfer

- Whether reasonable offer made and if the offer counted for purposes of offer policy

Fixed Term Leases

- Conditions and renewal eligibility

Head Leasing

- Relocating tenants to other social housing at expiry of headlease. Tenants cannot appeal about obtaining headlease housing

Additional Occupants

- Approval of additional occupants

Joint Tenancies

- Eligibility for joint tenancies

Non Appealable Decisions

- Decisions not directly related to the person or household
- Matters which are the responsibility of other tribunals eg. Consumer Trading and Tenancy Tribunal
- Housing Providers policies
- Matters for which client cannot make application to housing providers
- Internal administrative and funding matters of the housing provider
- Complaints about the way a service is delivered-see Complaints Policy
- Programs not related to the provision of a service

If you have any questions about this information please contact the Manager Housing Services or your Housing Manager on 9699 6055.

All information in this leaflet is correct at June 2009.

appeals and complaints information

Level 9, Tower 1, 1 Lawson Square
Redfern NSW 2016

PO Box 1835 Strawberry Hills 2012

Phone: 02 9699 6055

Fax: 02 9699 7055

Email: reception@bridgehousing.org.au

Website: www.bridgehousing.org.au

1. Appeals

Appeals are made in response to a decision we have made which you believe is wrong or unfair.

If you are a Bridge Housing applicant or tenant, you can appeal our decisions. A list of appealable decisions is found over the page. If you are unhappy about Bridge Housing's decision you can appeal to the Housing Appeals Committee.

What happens?

1. Obtain a copy of the Appeals Form from the Bridge Housing office or from our website www.bridgehousing.org.au
2. Lodge the Appeal Form. Include any new information since the original decision. You will receive a letter confirming receipt of your appeal within 2 days and advising what will happen next.
3. You have the right to request an interview. You can bring any friends or an advocate for help or support. Please advise Bridge Housing if you require an interpreter.
4. The Senior Management Team will consider your appeal within 21 days of receiving your appeal. You will be advised in writing of the Senior Management Team decision.
5. If the Senior Management Team does not change the original decision, you have the right to appeal to the Housing Appeals Committee (HAC). The HAC is completely independent from Bridge Housing.

For information on the Housing Appeals Committee call 1800 629 794 or go to www.hac.nsw.gov.au

2. General Complaints

Complaints are made when you are not satisfied with the quality of service you have received.

You may think we are taking too long to get something done or you are not happy with the outcome. You can complain about any part of the service you receive.

We hope that most complaints can be resolved by discussing it with the staff member. However sometimes this may not be successful or you may not consider it appropriate to do so.

What happens?

1. Obtain a copy of the Complaints Form from the Bridge Housing office or from our website www.bridgehousing.org.au
2. Lodge the Complaint Form. You will receive a letter confirming receipt of your complaint within 2 days and advising what will happen next.
3. You have the right to request an interview. You can bring friends or advocate for help or support. Please advise Bridge Housing if you require an interpreter.
4. The Senior Management Team will consider your complaint with 21 days of receiving your letter. You will be advised in writing of our decision.
5. If you are unhappy with the Senior Management Team decision you can take the matter to Bridge Housing Board.
6. The Board will discuss the complaint at their next meeting. You will be advised of the Board decision within 14 days of the Board meeting.

You can also raise your complaint with Community Housing Division, Housing NSW 8753 8280 or go to www.housing.nsw.gov.au

3. Important Information

Bridge Housing believes that Appeals and Complaints (as well as positive feedback) help to improve the way we deliver our services.

The following is important to remember about our appeals and complaints systems:

- Bridge Housing will acknowledge your formal appeal and complaint within two days of receiving it.
- You will receive a response within 21 days of your appeal/complaint being lodged.
- You have the right to use an advocate or friends assist you throughout the process.
- You will be treated fairly and with respect during the process.
- The service you receive from us in the future will not suffer as a result of your appeal or complaint.
- We will keep a record of all the steps of your appeal or complaint and what happened at each stage.
- The Housing Appeals Committee cannot consider your appeal until you have first used Bridge Housing's Appeals system.

Advocacy Organisation

Redfern Legal Centre	9698 7277
Inner City Legal Service	9332 1966
Marrickville Legal Centre	9559 2899
Greater Sydney Aboriginal Tenants Service	1800 772 721

Please see www.bridgehousing.org.au or Bridge Housing Tenants Handbook for other legal services in your area.