



## 7.22 Use of Premises

### Scope

This policy sets out tenant responsibilities for:

- Ensuring that residences are not used for an illegal purpose, cause or allow a nuisance, or interfere with the peace, comfort or privacy of neighbours.
- Having clear guidelines on what tenants can use their homes for.

### Policy

Tenants may use their home for legal purposes as long as they do not breach the tenancy agreement. A tenant may run a legal business from their home provided:

- The tenant has the agreement of SGCH.
- The tenant has a current public liability insurance policy appropriate to the type of business, and
- The tenant has the approval of the Local Council and all other relevant authorities.

SGCH aims to encourage tenants to improve their employment and income opportunities. At the same time, SGCH needs to approve businesses operated from a tenant's home to protect against:

- The peace, comfort and privacy of neighbours being disrupted.
- The premises being damaged as a result of business operations.
- SGCH's liability exposure being increased.

### *Reasonable grounds*

SGCH may allow tenants to operate a business from their home as long as they continue to live in it.

### *Home-based childcare*

Using a home to mind children for income is controlled under the Family Day Care and Home Based Child Care Services Regulation (1996). Under this Regulation, no more than seven children under the age of 12 can be cared for. Under its guidelines, DoCS requires tenants to seek the landlord's permission to operate Home Based Childcare before a licence is issued.

SGCH's approval for a tenant to run this type of business from their home will be conditional on:

- A license to run Family Day Care Service being granted by the local council, or a licence to run a Home Based Child Care Service being granted by DoCS.
- The tenant maintaining current public liability insurance not less than \$10 million.
- Approval from the local council for the proposed business.

The tenant must apply to SGCH to make any alterations or additions required to comply with the Family Day Care regulations. They must pay for the construction and maintenance of these changes themselves.



# St George Community Housing

## Policies

### Section 7 — Tenancy Management

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#### *Complaints from neighbours*

SGCH may withdraw its approval to operate the business at any time to protect neighbours from nuisance or other possible harm.

SGCH will exercise its rights under the tenancy agreement if neighbours complain that the business is causing any nuisance or annoyance.