



Independent Living Villages Ltd And Controlled Entities (ILV)



POLICY 1.26 BOARD — HOUSEHOLD EXPENSES

OVERVIEW

This policy outlines how ILV (we, us, our) calculates board to cover household expenses in SDA properties.

This policy applies to residents in SDA properties.

WORD LIST

Board (Household expenses): Payment to cover the expenses related to a home

POLICY

Living in Specialist Disability Accommodation (SDA) is like living in any other rented housing. You pay for the cost of services you use in your home.

This policy covers:

- What is Board?
- How Board is calculated?
- How do you pay?
- Adjustments to Board
- Temporary absence from property
- If you are not happy with our decision about Board

WHAT IS BOARD?

Board covers the ongoing cost of services you use in your property including water, gas, electricity, and internet.

In properties with their own meters e.g. gas, water, electricity you will get the bill (invoice) for these services and you will pay the bill directly.

In properties that do not have separate meters, you will be charged **Board** for these services.

Your Supported Independent Living (SIL) Provider may also charge Board for other items such as food and meals or the cost of furnishings (if they supply them).

Policy No: 1.26	Name: Board - Household Expenses		
Approved by: Board	Version: 1.1	Review Date: Sept 2023	Page 1
Date Approved: 18 Dec 20			



Independent Living Villages Ltd And Controlled Entities (ILV)



HOW IS BOARD CALCULATED?

Board is calculated based on the number of people living in the building.

The total cost of all services is divided by the number of people living in the building:

For example:

Building with 10 people

Annual cost of electricity, water, gas and internet \$15,600

Divided by 10 people = \$1,560 per year (\$31 per week)

Each tenant will pay \$30 per week in this instance (\$60 per fortnight).

HOW DO YOU PAY?

Fortnightly payments

We will estimate the fortnightly cost for each person. We will estimate the cost based on the costs at the property over the past six months or based on our experience in other properties.

In the above example, each tenant will pay \$60 per fortnight.

You can pay:

- A set amount fortnightly (every two weeks) via Centrepay or Direct Debit from your bank account

Every 3 months we will calculate how much the services at the property cost and how much you have paid. If you paid less than the actual cost, we may send you an invoice for the shortfall. If you paid more, we will give you credit.

ADJUSTMENTS

We may adjust the Board charges in exceptional circumstances such as burst water pipes or undetectable leaks, where the residents are not at fault or had no way of detecting that a leak existed.

We will also consider adjustments in cases where one or more tenants in the building is a high user of water or electricity.

TEMPORARY ABSENCE FROM PROPERTY

You must pay Board even if you are temporarily away from your home.

Policy No: 1.26	Name: Board - Household Expenses		
Approved by: Board	Version: 1.1	Review Date: Sept 2023	Page 2
Date Approved: 18 Dec 20			



Independent Living Villages Ltd And Controlled Entities (ILV)



IF YOU ARE NOT HAPPY WITH A DECISION WE MAKE ABOUT BOARD

If you are not happy with our decisions about Board, you can make a complaint or ask us to review (appeal) our decision.

If you are not happy with the decision/s we make about your rent, you can:

- Speak to our staff about why we made that decision
- Ask for a review of the decision (Refer to ILV Policy 1.4 Appeals)

RELATED POLICIES, LEGISLATION OR OTHER RESOURCES

Policies

- ILV Policy 1. 4 Appeals

Resources

- Disability Housing Information line 1800 843 929 or email housinginfo@pwd.org.au Information for people living in SDA properties and their supporters.

Policy No: 1.26	Name: Board - Household Expenses		
Approved by: Board	Version: 1.1	Review Date: Sept 2023	Page 3
Date Approved: 18 Dec 20			