

Revised Asset Management Framework - A message to CHPs on a short term lease



NSW Land and Housing Corporation

Communication on the revised Asset Management Framework (AMF) for community housing providers (CHPs) on a short term lease managing LAHC-owned properties

Why has the AMF been revised and who is it for?

The AMF was first released in July 2018. Since that time there have been legislative, policy and NSW Government changes that made the AMF outdated. The revised AMF, July 2020, captures these changes.

The AMF has expanded its target group and now also applies to CHPs who manage crisis housing properties.

What are the changes to the AMF?

There are a number of amendments and additions to the AMF. These are:

- 1) The NSW Land and Housing Corporation (LAHC) has separated from the then Department of Family and Community Services through a machinery of government change. This separation led to the creation of the Department of Communities and Justice (DCJ) and to LAHC being transferred to the Department of Planning, Industry and Environment (DPIE). These changes required language amendments to ensure accuracy around which Department is responsible for which activity.
- 2) New legislation has been introduced requiring:
 - a) Annual Fire Safety Statements (AFSS) to be submitted on commercial, industrial, multi-unit residential, and institutional buildings, where applicable, and
 - b) Smoke alarms to be replaced within 10 years of installation (or earlier if specified by the manufacturer of the smoke alarm).

CHPs are responsible for ensuring these legislative requirements are met and for reporting to LAHC on these.

- 3) All CHPs under a short term lease are now permitted to undertake alterations, additions and/or disability modifications up to \$30,000 without LAHC approval, unless owner's consent is required. This is a major change which will significantly reduce the paperwork burden on these CHPs.
- 4) The provision of further information and/or greater clarity on a number of matters including structural repairs, reporting timeframes, and the Operational Procedures.

What about the External Procedures?

The External Procedures have also been updated and re-branded as the **Operational Procedures**.

1. The Operational Procedures have been revised to align with the AMF.
2. A new Operational Procedure on the AFSS has been developed to assist CHPs to meet this new legislative requirement, where applicable.