

Teacher Housing Authority Rent Setting and Valuation Policy

1. Purpose of this Policy

Teacher Housing Authority (THA) is mandated by Treasurer Directive 92/2 to review and charge a comparable market rent for occupied properties on an annual basis. This policy sets out the guiding principles and process for undertaking property valuations and setting rents for teacher housing.

This policy is subject to the instruments of delegation (as amended from time to time), and nothing in this policy is intended to vary any instrument of delegation.

2. Policy and Operating Context

Teacher Housing Authority

The Teacher Housing Authority (THA) was established under the *Teacher Housing Authority Act 1975*, and is part of the Department of Planning and Environment (DPE) under the portfolio and direction of the Minister for Homes.

The THA is responsible for the delivery and management of a comprehensive and coordinated housing service for teachers throughout NSW, including in rural and remote areas.

The overarching governance structure includes the THA Board and the Land and Housing Corporation (LAHC) Executive.

The day to day work of THA is undertaken by the Housing Services team, which sits within LAHC. The Director of Housing Services reports to the Executive Director of Policy and Innovation of LAHC who is also the Chair of THA. Through this team, the THA aims to provide a responsive, dependable and competent service that covers all aspects of tenancy service and asset management.

3. To whom this policy applies

This policy applies to the THA Board, LAHC Executives and Housing Services employees. The application of this policy may impact THA stakeholders including teachers, principals and the NSW Teachers Federation.

4. Principles

THA's activities will be in line with its objectives and values

The aims and objectives of the THA include to:

- provide and maintain suitable and adequate housing accommodation for teachers;
 - provide a comprehensive and co-ordinated housing service for teachers throughout New South Wales;
 - provide more housing supply in priority locations;
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- provide a higher standard of housing stock;
- be a relevant and efficient organisation covering all aspects of tenancy service and asset management; and
- be an organisation that engages its workforce, creates a culture of continuous improvement, with informed decision making.

These objectives will inform how THA approaches its valuation and rent setting processes.

Housing Services will undertake a valuation of the THA portfolio annually, including an asset and rental valuation. The benchmarking method is to be used to help manage costs to the THA and provide an acceptable outcome in accordance with accounting standards.

Regular valuations and rent setting provide funding certainty and allows THA to undertake its activities to a high standard.

Rent setting will be done objectively, transparently and according to legislation

The THA will administer all rental variations according to the requirements of the *Residential Tenancies Act 2010*. This Act prevents more than one rent review per annum.

THA Board members are to have visibility of the valuation outcomes and rent setting process (refer to the Addendum *THA Property Valuation and Rent Setting Business Rules*, for the process of valuations and rent setting).

5. Decision review

Teachers may contest a rental variation according to the process outlined in the *THA Property Valuation and Rent Setting Business Rules*.

6. Policy Monitoring and Review

The THA is responsible for maintaining this policy. This includes:

- Monitoring the correct functioning of the policy;
- Reviewing this policy no later than three years from the date it is approved. The policy may be reviewed earlier in response to post-implementation feedback, changes to legislation, or as necessary; and
- Progressing changes and updates as required, with approval from the THA Board.