



# PROPERTY INSPECTION POLICY SPO28

<b>Responsible Manager:</b>	Executive Manager Housing Services
<b>Heads of power:</b>	<i>Residential Tenancies and Rooming Accommodation Act 2008 (Qld)</i>
<b>Authorised by:</b>	Council
<b>Authorised on:</b>	25 June 2018
<b>Implemented from:</b>	June 2018
<b>Last reviewed:</b>	N/A
<b>Review history:</b>	N/A
<b>To be reviewed on:</b>	June 2020
<b>Corporate Plan:</b>	Environment

## 1. POLICY STATEMENT

- a) Council is pro-active in its management of housing assets to ensure the lifespan of all social housing dwellings is maximised and to meet compliance with its registration as a social housing provider under the National Regulatory System for Community Housing [NRSCH].
- b) Council will carry out a routine inspection of every tenanted property once every 12 months. Entry will be by providing tenants with an Entry notice as prescribed by the Residential Tenancies Authority [RTA].
- c) The routine inspection will assist Council in maintaining the condition of its social housing assets through the early identification and reporting of repairs or maintenance at the time of inspection.
- d) Whenever possible the Housing Officer will request the Environmental Health Worker to assist during the routine inspection in each division of Council.
- e) If a tenant does not provide Council access to their rented home for the purpose of a yearly inspection, Council will follow the breach of tenancy process as prescribed by the RTA.

## 2. SCOPE

This policy applies to all Council housing tenants, including employees, Councillors, contractors, agents and assigns of Council.

This policy is to be applied in conjunction with Property Inspection Procedure SPO28-PR1

## 3. AUTHORISATION

This policy was duly authorised by Council as Torres Strait Island Regional Council Property Inspection Policy on 25 June 2018 and shall hereby supersede any previous policies of the same intent.



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**Bruce Ranga**  
Chief Executive Officer

**Date: 25 / 06 / 2018**