



“Thanks, CHCA for housing my family”.
A tenant after they had transitioned to
a private rental arrangement with their
landlord through the My Place
Program.

Contact Us

Phone: 08 8952 1266

Street Address: 1/78 Hartley Street
Alice Springs 0871

Postal Address: PO Box 4905
Alice Springs 0871

Email: info@chca.org.au

Web: <https://www.chca.org.au/>

Key Points.

**Guaranteed full occupancy- no
non-rental periods.**

No administration fees.

**CHCA manages all maintenance
requests.**

**You can nominate preferred
contractors.**

**You receive quarterly inspection
reports.**

“Thank you for your three years of
CHCA being a tenant, we have
been happy with the experience”.
My Place property owner after
transitioning with their new
sublease tenant from the My Place
Program.



My Place Private Rental Program Property Owners Information

**COMMUNITY
HOUSING
CENTRAL
AUSTRALIA**

*Better Lives Happy Homes
Stronger Communities Through
Safe & Affordable Housing*

Aim & goal of the My Place rental program

The My Place private rental program aims to reduce and prevent homelessness by improving access to private rental properties for people in Alice Springs through a **time-limited subsidized rental and tenancy support program**.

The goal of the subsidized rental program is to **transition tenants to stable long-term housing solutions** suited to the tenants' needs. This may be private rental (ideally at the same property), affordable housing or social housing.

Outcomes

- increase access to the private rental market for people who would otherwise be relying on social housing, specialist homelessness services or living in overcrowded dwellings;
- build capacity among program participants to sustain a tenancy and live independently, and to find long term housing solutions;



- promote social inclusion and broader social and economic outcomes by housing people and families at risk of homelessness within the wider community.

Joining the My Place program

- You identify how much you wish to rent your property for.
- You outline any particular property management issues that you want to include in the head lease with us
- You organize a standard NT REINT lease agreement with CHCA (12months) with an option to extend for a second period.

Exiting the My Place program

At the end of the lease period we will check to see if you would be ready to transfer to a direct lease with the subtenant- subject to a positive tenancy report by CHCA.

CHCA provides ongoing advice to support you and your tenant during the early stages of your direct lease.

or

You can request for a new tenancy if you wish to stay in the program.

and

You can terminate your lease with us anytime in accordance with the Residential Tenancies Act 1999 (NT).

How it works

Your head lease with CHCA.

You, either directly or through a real estate agent if you choose, have a rental lease agreement with Community Housing Central Australia.

CHCA pays you or your agent rent and the bond.

If you rent directly with CHCA there are no administration fees.

Leases are for a standard 12-month period and can be extended upon mutual agreement.

CHCA subleases to a tenant.

CHCA then selects a tenant from our application list and matches them to the property.

CHCA subleases to a tenant.

The property is managed by CHCA.

- CHCA is responsible for collecting rent and the bond for this sublease.
- CHCA organizes all repairs and maintenance.
- CHCA organizes regular property inspections

All sublease tenancy correspondence is between CHCA and the tenant.