

# Visitors, Guests and Subletting Policy

## 1. Policy

This policy refers to how Uniting VicTas (Uniting) manages:

- visitors and guests at a residential premises that Uniting owns or manages, and
- the subletting of Uniting premises.

Uniting is committed to:

- the rights of renters
- complying with the [Residential Tenancies Act](#) (Vic) or [Residential Tenancy Act](#) (Tas), and other other legislative, regulatory and contractual obligations.

Depending on the jurisdiction, in this policy:

In this document		Victoria	Tasmania
Renter	shall mean	Renter	Tenant
Rental agreement	shall mean	Rental agreement	Tenancy agreement

## 2. Scope

This policy applies to rental properties owned or managed by Uniting.

## 3. Procedure

### 3.1. Visitors and guests

A household comprises people that Uniting has approved to live at the premises.

People who are not approved are visitors or guests.

The renter is responsible for making sure visitors and guests act according to the rules of the rental agreement, or with the rules of the premises.

A person who is not approved must:

- only visit the premises temporarily or intermittently
- ordinarily live in a different property or location
- not have any other connection or interest in the property, including but not limited to:
  - contributing to bills
  - having a key to the property
  - directing mail or deliveries to the property
  - having personal belongings at the property, including furniture, clothing or pets

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## Uniting representatives will:

- explain to the renter the requirements of the rental agreement
- explain to the renter the rules that are in force if special rules apply
- require renters to inform Uniting if household membership changes
- consider a person to be an unapproved resident if there are reasonable grounds to believe they are residing at the property without the consent of Uniting
- take action according to the Breach of Tenancy Policy if a renter is in breach of the rental agreement.

### 3.2. Subletting

Subletting refers to when someone rents part or all of the property from another person who has rented it directly from a rental provider.

A renter of a Uniting VicTas (Uniting) property must not sublet a Uniting property to another person without the consent of Uniting.

A person who sublets a Uniting property without proper consent will be in breach of the rental agreement.

Uniting will take action according to the Breach of Tenancy Policy.

## Uniting representatives will:

- **not** give permission to sublet when the rented premises are provided as affordable housing under the Victorian Affordable Housing Programs; and the ground for withholding that consent is that the assignment or sub-letting would disadvantage persons eligible for affordable housing under a relevant Victorian Affordable Housing Program
- **not** give permission to sublet a residential property in Tasmania
- otherwise give permission to sub-let a property, unless there is a good reason not to
- take action according to the Breach of Tenancy Policy if a renter is in breach of the rental agreement.

## 4. Legislation/Regulations

### National

*Age Discrimination Act 2004 (Cth)*

*Disability Discrimination Act 1992 (Cth)*

*Sex Discrimination Act 1984 (Cth)*

*National Rental Affordability Scheme Act 2008 (Cth)*

*National Rental Affordability Scheme Regulations 2020 (Cth)*

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## Tasmania

*Community Housing Providers National Law (Tasmania) Act 2013 (Tas)*  
*Family Violence Act 2004 (Tas)*

## Victoria

*Housing Act 1983 (Vic)*  
*Residential Tenancies Act 1997 (Vic)*  
*Residential Tenancies Regulations 2021 (Vic)*  
*Equal Opportunity Act 2010 (Vic)*  
*Public Health and Wellbeing Act 2008 (Vic)*  
*Public Health and Wellbeing (Prescribed Accommodation) Regulations 2020 (Vic)*  
*Noise (Residential) Accommodation Services; Environment Protection (Residential Noise) Regulations 2018 (Vic)*  
*Environment Protection Act 2017 (Vic); Environment Protection Regulations 2021 (Vic)*  
 Family Violence Multi-Agency Risk Assessment and Management Framework (MARAM)  
 Charter of Human Rights

## 5. Related documents

Relief Due to Hardship Policy  
 Eligibility and Allocations Policy  
 Rent Policy  
 Pets policy

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