

# Using a property for other purposes

## Overview

This policy explains our rules about how tenants can use their home.

## Scope

This policy applies to all tenancies managed by St George Community Housing and its subsidiaries (**we, our and us**).

## Purpose

The purpose of this policy is to:

- Explain the rules and responsibilities for tenants who want to run a business from their home.
- Make sure that properties that we own or manage aren't used for an illegal purpose, and aren't disturbing the peace, comfort or privacy of neighbours.
- Have clear rules about how homes can be used.

## Guiding Principles

We encourage tenants to improve their employment and income opportunities. At the same time, we must also consider other things including:

- The peace, comfort and privacy of neighbours.
- The property and any damage that may happen.
- Any risk to us.

## Running a business from home

A tenant must get our approval, in writing, before running any sort of business from their home. This does not include a tenant performing office work when they are working from home.

When we are deciding whether to let a tenant run a business from home, we will look at whether the tenant:

- 
- Complies with any relevant laws or regulations
  - Has current public liability insurance
  - Has any licences needed to run the business
  - Has the approval of the local council and all other authorities.

We will assess the risk to us before deciding whether a tenant can run a business. Decisions about running a business from our properties will be made by the Lead, Sustainable Tenancies or higher.

When we let a tenant run a business from their home, we will ask them to agree to some rules. If the tenant doesn't follow these rules at any point or fails to meet any other requirements e.g. local council regulations or applicable laws, we will cancel our approval to run the business.

We will review approvals as needed.

### Alterations to our properties

The tenant must ask us for approval before they make any changes to their home. More information can be found in our Alterations to Properties policy.

### Complaints from neighbours

We might cancel our approval at any time if the business is disturbing or causing harm to people in the nearby properties.

### Unauthorised use of premises

If we find that a tenant using their home for any illegal purpose or is running a business from their home without approval, we will take legal action, which could include ending the tenancy.

### Relevant laws, regulations and standards

- [Residential Tenancies Act 2010](#)
- [Children \(Education and Care Services National Law Application\) Act 2010](#)
- [Education and Care Services National Regulations 2011](#)
- [Children \(Education and Care Services\) Supplementary Provisions Act 2011](#)
- [Children \(Education and Care Services\) Supplementary Provisions Regulation 2012](#)

---

## Related documents/resources

- [Policy: Alterations](#)
- [Policy: Occupancy](#)

## Policy Information

<b>Version:</b>	5
<b>Approved:</b>	April 2022
<b>Amended:</b>	April 2022
<b>Reviewed:</b>	April 2022
<b>Review frequency:</b>	24 months
<b>Responsible team/position:</b>	Group Executive, Customers