

Resilient Homes Program

Home Buyback Fact Sheet – Information for tenants

This fact sheet provides information for tenants living in homes which are being prioritised for Home Buyback under the NSW Government's Resilient Homes Program (RHP) delivered by the Northern Rivers Reconstruction Corporation (NRRC).

Lease or other tenancy arrangements

The NRRC is committed to supporting tenants and occupiers who are living in properties which have been prioritised for buyback under the RHP.

Sale contracts for buyback properties which are subject to a lease or other tenancy arrangement will include a **minimum six-month settlement period**. The minimum six-month settlement period will apply to tenanted/occupied properties even where the current lease or occupancy agreement requires less notice.

The purpose of this minimum settlement period is to provide tenants/occupiers with time to find suitable alternative accommodation.

NRRC engagement with tenants

The NRRC's application form for the buyback program asks homeowners whether their property is subject to a lease or other tenancy agreement. Once a home has been prioritised for buyback, the NRRC will connect with tenants/occupiers who have been identified through the application process.

The NRRC will provide tenants/occupiers with referral pathways to assist with finding alternate accommodation. If a buyback offer is accepted by a homeowner, the NRRC will include the minimum settlement period in the sale contract to assist tenants/occupants.

Minimum six-month settlement

If a lease or other tenancy agreement has a term that is longer than the minimum settlement period, the NRRC is offering delayed settlements to allow homeowners to honour those existing arrangements and serve any relevant notices in accordance with NSW Fair Trading tenancy laws.

Where less than six-months' notice is required under a current lease or occupancy agreement, the NRRC will still require the minimum settlement period to assist tenants/occupiers.

Should a tenant/occupier reach an agreement with a homeowner to vacate the property prior to the end of the minimum settlement period, the NRRC may agree to an earlier settlement at the homeowner's request.

Referral pathways for tenants

The NRRC will engage with tenants/occupiers of prioritised buyback homes to advise them that the home may be proceeding under the buyback stream. This allows tenants/occupiers more time before a buyback offer is accepted.

If a buyback offer is accepted and proceeds to the contract phase, the NRRC will provide tenants/occupiers with referral pathways to assist with finding suitable alternate accommodation or other support.

Tenants/occupiers can access support and advice about tenancy arrangements by visiting Northern Rivers Tenancy Advice and Advocacy Service at northernriversclc.org.au/tenant-services/

If you require more information on minimum notice periods under tenancy agreements visit Fair Trading NSW at fairtrading.nsw.gov.au/housing-and-property/renting/ending-a-tenancy#Minimumnoticeperiod

Recovery support and mental health services

Recovery is a long and difficult process. Each person and community progresses through their recovery at different speeds. Support services can be found on the Healthy North Coast website hnc.org.au. Should you require free, confidential one-to-one support, please contact Lifeline: 24 hour support is available on 13 11 14, text 0477 13 11 14 or chat online at lifeline.org.au

If you have been affected by floods, Recovery Support Services (RSS) are available to you. Please find the contact details for your local RSS on the RHP website nsw.gov.au/resilienthomesprogram

Information about the Resilient Homes Program

Tenants

If you have any questions about the RHP's buyback process or you need more information about your tenancy circumstances please phone 1800 844 085, email resilienthomesprogram@nrrc.nsw.gov.au or visit one of our pop-up information centres. For more information on our pop-ups visit nsw.gov.au/regional-nsw/northern-rivers-reconstruction-corporation/resilient-homes-fund/resilient-homes-events

Homeowners

If you are a homeowner who has been prioritised for a buyback, or received a letter of offer and have tenants in your property, you can learn more about our requirements in the Home Buyback fact sheet available on our website nsw.gov.au/resilienthomesprogram, or by contacting your case manager via phone 1800 844 085 or email resilienthomesprogram@nrrc.nsw.gov.au

Frequently asked questions

What support is available to help me as a tenant to find alternate accommodation?

The NRRC can provide information and referral pathways to support agencies and real estate services throughout the Northern Rivers region. If required, the NRRC can make initial contact with a real estate agency to assist with finding suitable alternate accommodation.

Should you wish to understand more about other potential housing assistance, please visit Housing Pathways at www.facs.nsw.gov.au/housing/help/applying-assistance/housing-pathways

My lease arrangement is longer than six months; can I stay until the end of the lease?

Yes. Your lease arrangement will remain in place as landlords are required to comply with any existing tenancy arrangements in accordance with NSW legislation. For more information, please visit nsw.gov.au/housing-and-construction/renting-a-place-to-live/renting-a-property-nsw/moving-out/giving-notice

The NRRC is offering delayed settlements to homeowners to allow proper notice periods to be provided, as required by the residential tenancy legislation.

Can I stay in the home and lease it from the NRRC?

No. Homes being prioritised for a Home Buyback are in areas with more frequent, high and fast floods. There is a severe risk of future flood damage and a high risk to life in these areas. This includes the greatest risk to life to both residents and emergency response agencies sent to rescue them. For these reasons, the NRRC is not able to lease these homes as part of the RHP. You can learn more about how homes are prioritised in the fact sheet on our website at nsw.gov.au/resilienthomesprogram

For more information

 **Visit:** nsw.gov.au/resilienthomesprogram

 **Call:** 1800 844 085

 **Email:** resilienthomesprogram@nrrc.nsw.gov.au

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