

## FAQs

### What type of housing is WACHS looking for?

We are looking for:

- **Apartments/units** with minimum 1 bedroom/1 bathroom and min floor area 60m<sup>2</sup>
  - Carport or lock-up garage, reverse cycle air conditioning
  - Fully enclosed courtyard/yard with alfresco area, low maintenance gardens, fully reticulated
  - 4m<sup>2</sup> storeroom, NBN ready, security features to be added
- **Town houses** with minimum 2 bedrooms/1 bathroom and floor area 93m<sup>2</sup>; 3 bed with minimum 135m<sup>2</sup>
  - Double lock-up garage, reverse cycle air conditioning
  - Fully enclosed courtyard/yard with alfresco area, low maintenance gardens, fully reticulated
  - 6m<sup>2</sup> storeroom, NBN ready, security features to be added
- **Freestanding** with minimum 3 bedrooms/2 bathrooms, min area 150m<sup>2</sup>
  - Double lock-up garage, bath in main bathroom, ensuite, reverse-cycle air conditioning
  - Fully enclosed yard with alfresco area, low maintenance gardens, fully reticulated
  - 9m<sup>2</sup> storeroom, NBN ready, security features to be added.

### How can I find out where you're looking for new properties to be built?

Locations can change regularly. The best way is to contact the housing team by email [countryhealthhousing@health.wa.gov.au](mailto:countryhealthhousing@health.wa.gov.au) and discuss your ideas and requirements.

### I have an existing property and I'd like to lease it to WACHS. What is the process?

One of our leasing representatives will contact you by email or phone to find out more about your property and if it meets our required standards.

If we are interested, we will organise a property inspection and depending on the outcome, we may provide you with an Offer to Lease which will outline the lease terms, lease conditions and steps required to accept the offer.

Once the offer has been accepted, we will arrange for a handover of the property and the lease will commence.

### What if my existing property doesn't currently meet WACHS required standards?

Our housing needs change frequently across the state. Please contact us and we will work with you on some possible solutions.

### Will a cost rent or market rent apply?

A cost rent or market rent is paid, dependent upon the location, as set out in the [Government Regional Officer Housing \(GROH\) Client Agency Rent Policy](#).

### What are the fees and charges?

There are no fees and charges.

### What lease terms do you offer?

We have a range of options to suit your needs that include terms from one year to ten years.

**Who is responsible for maintenance and tenant liability?**

You are responsible for maintaining the property, its fixtures and rate charges. WACHS is responsible for any damage we cause to the property as well as tenant liability.

**Can I sell the property during the term of the lease?**

Yes. You'd be required to notify the purchaser of the lease which would carry over to the new owner.

**What happens at the end of the lease?**

At the end of the lease agreement, the lease is either renewed or the property returned to you. The property will be returned as per the original ingoing WACHS lease terms and the Residential Tenancy Act (excepting fair wear and tear).

**Who inspects the property?**

You are required to inspect the property biannually. WACHS will complete tenancy inspections.

**What are the building requirements?**

Our full suite of building documentation including functional briefs, specifications and all legal requirements can be found [here](#).

**What is the process of building a property to lease long-term to WACHS?**

The process is designed to be simple and fair to both parties. You can read it in full [here](#).