

Unison Social Housing – Tenancy Selection Criteria

Before you refer

Unison Housing provides long-term social housing to individuals and families in need. Our available housing stock includes studio apartments, one-bedroom, and two-bedroom units; however, availability is limited and may vary depending on property size and location.

Due to high demand, all referrals must meet strict eligibility and suitability criteria to be considered for tenancy. We also undertake a thorough screening process, which may involve follow-up questions beyond the referral form to ensure accuracy and determine suitability.

To be considered for an available unit, all referrals must meet the following three core requirements:

1. Victorian Housing Register (VHR) Approval

The applicant must have an approved and up-to-date VHR application under the Priority Access category.

Additional requirements and conditions include:

- Any Special Accommodation Requirements (SARs) listed on the VHR will be reviewed thoughtfully; however, Unison currently does not offer Disability Modified Units (DMUs).
- Our current vacancies do not include properties with lift or wheelchair access.
- Preferences must include the applicant's preferred locations. If the applicant accepts a housing offer outside their preferred area, they will be expected to update their VHR location preferences accordingly.
- The Family Size Policy will be strictly observed. For example, a single parent with a child will not be offered a studio or one-bedroom unit.

2. Ability to Meet Rent and Bond Obligations

Applicants must demonstrate their capacity to meet financial commitments related to tenancy:

- Ability to pay, or secure support for, 2 weeks' rent in advance and 4 weeks' bond.
 - If nominated for a specific property, the applicant must provide proof of income (e.g., Centrelink income statement, payslips, or profit and loss statements) to accurately calculate rent and bond amounts.
 - Confirmation of the applicant's financial capacity to meet these obligations is required prior to the inspection.
 - If the applicant accepts the property after inspection, they are expected to pay rent and bond in full before lease signing.
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3. Other Selection Criteria

In addition to eligibility and financial capacity, applicants must meet the following tenancy suitability criteria:

- Demonstrated ability to pay rent on time, maintain housing stability, and live independently.
 - No current or untreated Alcohol and Other Drugs (AOD) or mental health issues that could affect tenancy.
 - Capacity to live independently in a high-density housing environment.
 - Ability to coexist with tenants from diverse backgrounds, which may include individuals with AOD histories, mental health conditions, or antisocial behaviours.
 - Must present with low to no complex needs.
 - Must be prepared for the realities of high-density housing, which can include increased noise levels and occasional community disturbances.
 - Support services must be in place to assist the applicant with:
 - Liaising and attending the inspection with the applicant
 - Supporting the lease agreement sign-up process
 - Assisting with rent and bond arrangements
 - Facilitating the move-in and tenancy settlement process
 - Providing follow-up tenancy support as required
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Next Step

Unison Housing is committed to offering sustainable and secure housing to those with the greatest need. Given limited availability, only applicants who meet all outlined criteria will be considered for current and future housing opportunities.

If you have a suitable referral, please send the completed referral form and supporting documentation to the Allocations Team at:

allocations@unison.org.au
