



blackcommunity
HOUSING SERVICE (QLD.) LTD.

Fact sheet 5) Property transfer

Black Community Housing Service (QLD) Ltd. (BCHS) is committed to providing accessible and sustainable tenancy management and assistance services. We strive to provide access to affordable housing that will enable Aboriginal and Torres Strait Islander families to position themselves to transition over time into long-term and mainstream housing markets. Providing support and assistance to clients in understanding and meeting their tenancy obligations is a subsequent priority, to support current and future housing, social and economic aspirations for Indigenous individuals and families.

Black Community Housing Service (BCHS) tenants can apply for a transfer to another property if they can demonstrate a definitive need to move to more appropriate housing. Current tenants must meet at least one of the following criteria to be considered for a BCHS property transfer:

- Tenant/s safety is at risk
- Tenant/s need to live in a particular location to access essential services, gain employment, meet cultural obligations, gains access to children or family/informal support
- The design and/or size of their current housing does not meet the household's needs

What are the conditions for property transfer?

- Tenants must be up-to-date with their rent payments
- Tenants must have kept the current property in good condition
- All tenants who sign a Tenancy Agreement with BCHS are agreeing to a one year fixed term tenancy
- At the time of BCHS authorizing a property transfer, the new tenancy agreement will be for the remaining balance of the fixed term period
- **NOTE: Application for Property Transfers can only occur if an appropriate property becomes available that meets the moving requirements of the individual/household**

Remember, it is an offence under the Housing Act 2003 to knowingly provide false or misleading information to Coulson's or BCHS that may influence decisions made about a person's eligibility for housing services.

Applying for a transfer

To apply for a property transfer, necessary steps to be undertaken include:

- Request a transfer application from Coulson's Real Estate and complete the form in full
- Ensure all legal tenants (people who signed the Tenancy Agreement) have signed the transfer application form
- Attached any necessary evidence/supporting documents to accompany your transfer request
- Return the application to Coulson's Real Estate, who will provide your application to BCHS for decision

I need more information

If you require any further information regarding property transfer options and processes, please contact Coulson's Real Estate:

Email) Kerry@coulsonrealestate.com.au

Phone) 07 3372 9666

Note: Other tenancy factsheets are available via the BCHS website (www.blackcommunityhousingervice.org)