

# Looking for Housing?

This brochure contains information about all types of housing for all sorts of people with all kinds of housing needs.

- Crisis Services
- Shelters
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- Private Rental
- Shared Housing
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- Seniors Information Service
- Student Housing
- Boarding Housing
- Caravan Parks



**Government of South Australia**

Department for Communities  
and Social Inclusion

## **Crisis Services**

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### **Homelessness Gateway (9am – 5pm)**

Provides a telephone Gateway response to families and single homeless people.

Phone: **1800 003 308**

There are specialist services:

- **Youth Gateway**

For young people under the age of 25.

Phone: **1300 306 046**

- **Domestic Violence Gateway**

For victims of domestic violence.

Phone: **1300 782 200**

### **After hours service (5pm – 9am)**

Provides a telephone response for all clients who are homeless or at risk of homelessness, including Youth, and Domestic and Aboriginal Family Violence between the hours of 5pm and 9am on weekdays, and during weekends and public holidays. Phone: **1800 003 308**

**If a housing crisis happens on a weekday between 9am and 5pm, you can also attend your nearest Housing SA Office or call the Housing SA Contact Centre on 131 299.**

## **Shelters**

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Shelters are properties which can be separate or group housing, available to people in crisis situations to provide short term assistance and stability while trying to locate other longer term housing options. For further information regarding shelters, you will need to contact the **Homelessness Gateway**. Phone: **1800 003 308**

## **Public and Aboriginal Housing**

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Housing SA provides a range of housing options and can help you with information and advice on:

- public and community rental housing
- private housing rentals
- getting a bond
- what to do in a housing crisis or if you become homeless
- housing for students
- home ownership opportunities including:
  - o Nunga Loans

- o affordable housing for low to middle income earners
- o transitional accommodation and Aboriginal housing options
- boarding houses in your area.

**Contact Housing SA on 131 299 or visit your local office or the website [www.sa.gov.au/housing](http://www.sa.gov.au/housing)**

## **Community Housing**

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Community Housing is an affordable housing option for people on low incomes or with high need. There are two types of Community Housing – Housing Associations and Housing Co-operatives.

### **Housing Associations**

Housing Associations are non-government agencies that provide housing for people with disability or mental health issues, who are homeless, escaping domestic violence or have other significant life issues. They have strong links with support services to assist tenants to maintain independent housing.

**To register your interest in Housing Associations please contact the Association directly. A list of Associations can be found on the Community Housing website [www.sa.gov.au/communityhousing](http://www.sa.gov.au/communityhousing) or by contacting Housing SA on 131 299.**

### **Housing Co-operatives**

Housing Co-operatives can provide long term housing security and affordable rents for people on low incomes. Each organisation has its own eligibility criteria based on its common interests and purpose. Co-operatives are self managed organisations. They require significant ongoing commitment from tenant members, including attending monthly meetings and active participation in the management of the Co-operative. To be a part of Co-operative Housing you must first attend a public information session about Community Housing.

**To get an information pack regarding Co-operative Housing and how to attend a public information session please contact Housing SA on 131 299.**

## The National Rental Affordability Scheme (NRAS)

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The National Rental Affordability Scheme (NRAS) is a Commonwealth Government initiative to stimulate the supply of new, affordable rental dwellings. Properties are available to be rented to eligible low and moderate income households at a rental that is at least 20% below the prevailing market rate. Landlords can be Community Housing Organisations, other Non-Government housing providers and private investors. Some of these may apply additional eligibility criteria for their properties.

**Potential tenants will be required to register their interest and be assessed as eligible to be considered for potential vacancies. To find out more go to [www.environment.gov.au/housing/nras/publications/factsheet-tenant-profile](http://www.environment.gov.au/housing/nras/publications/factsheet-tenant-profile) or call the Housing SA Contact Centre on 131 299.**

## Private Rental

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Private rental properties are rented out by landlords and real estate agents. They require a bond and rent in advance paid prior to moving in. If you are on a low income you may qualify for bond assistance into the private rental market through Housing SA. You may be eligible for referral to a Private Rental Liaison Officer, who provides intensive assistance to locate suitable private rental properties, subject to an interview. Contact Housing SA on **131 299** for more information. You can check the Yellow Pages for Real Estate agents, look in Wednesday and Saturday Advertiser listings, local newspapers, or on websites such as:

- [www.realestate.com.au](http://www.realestate.com.au)
- [www.property.com.au](http://www.property.com.au)

## Shared Housing

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Listings for this type of accommodation can be found in local newspapers such as Messenger or The Advertiser, and community support agencies bulletin boards including TAFE SA and universities. Alternatively websites may be helpful: search 'rooms for let' or 'share housing'. Trace-A-Place through Service to Youth Council can assist young people to determine if a share situation is suitable for them. Phone: **(08) 8221 6477**

## Affordable Home Ownership

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Many people on a low income feel they could never afford to buy their own home, however this is not always the case. The Affordable

Homes Program prices properties to suit low income households – for more details contact **131 299** or visit [www.affordablehomes.sa.gov.au](http://www.affordablehomes.sa.gov.au)



Homestart provides loans with affordable repayments to assist low income earners achieve their dream of having their own home and this can be utilised in conjunction with the Affordable Housing Program. Contact Homestart on **8203 4000** or visit [www.homestart.com.au](http://www.homestart.com.au)

## Seniors Information Service

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Seniors Information Service Inc. (SIS) is a not for profit organisation which aims to maximise the independence and improve the quality of life of seniors by providing access to free information about the services and facilities available to them.

Every month SIS provides an up to date list of vacancies for retirement villages and rental accommodation for seniors which is available at no cost. In addition, free information seminars about retirement accommodation options are regularly conducted at the SIS office (76 Waymouth St, Adelaide). Bookings are always required.

Seniors looking for information about retirement accommodation options such as retirement villages, serviced apartments, and rental accommodation can access the information by contacting SIS on **(08) 8168 8776 (1800 636 368** free call for country callers); making an appointment with the Housing Officer for a personal consultation or sending an email to [information@seniors.asn.au](mailto:information@seniors.asn.au)

Information is also available from SIS website [www.seniors.asn.au](http://www.seniors.asn.au)

## **Student Housing**

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Student Housing is available through most universities if you are studying with them. They have various eligibility criteria, and you would need to contact the university's Accommodation Officer directly. They also have share house vacancies usually listed on their noticeboards.

Housing SA has a Student Housing program which is open to all tertiary students who are residents of South Australia (including international students on study visas) who meet eligibility criteria. Students are required to have at least 15 contact hours of study each week and be in receipt of an independent income. Leases are usually for 12 months and can be extended or renewed if students continue to meet eligibility criteria. There are waiting times associated with this accommodation type. For more information or an application form call **131 299** or visit **[www.sa.gov.au/housing](http://www.sa.gov.au/housing)**

## **Boarding Houses**

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A boarding house is a house or building in which lodgers rent one or more rooms for one or more nights, and sometimes for extended periods of weeks, months and years. The common parts of the building are maintained, and some services, such as laundry and cleaning, may be supplied. They normally provide "bed and board", that is, some meals as well as accommodation. Information on boarding houses can be obtained from support agencies, and Housing SA on **131 299**.

## **Caravan Parks**

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Caravan and residential parks can provide short, medium or long term accommodation. Caravan parks have their own rules that must be obeyed by residents. Housing SA can sometimes assist people financially to access this form of accommodation. Caravan park information can be accessed via the Yellow Pages, local support services or through Housing SA on **131 299**.

## **Useful Websites for Accommodation**

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**[www.sa.gov.au](http://www.sa.gov.au)**

**[www.sa.gov.au/housing](http://www.sa.gov.au/housing)**

**[www.sa.gov.au/communityhousing](http://www.sa.gov.au/communityhousing)**

**<http://sacommunity.org/>**

**[www.homestart.com.au](http://www.homestart.com.au)**

**[www.affordablehomes.sa.gov.au](http://www.affordablehomes.sa.gov.au)**

**[www.seniors.asn.au](http://www.seniors.asn.au)**

**[www.realestate.com.au](http://www.realestate.com.au)**

**[www.property.com.au](http://www.property.com.au)**

**[www.hsfinder.sa.gov.au](http://www.hsfinder.sa.gov.au)**

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For any corrections or revisions, please phone 1300 700 561 or email [communityhousing@sa.gov.au](mailto:communityhousing@sa.gov.au)

The online version is located at [www.sa.gov.au/communityhousing](http://www.sa.gov.au/communityhousing). Please ensure you have the latest edition before distributing.