

SHOW

July 2022 – January 2023

Share Housing for Older Women

RESOURCE KIT



SHOW

Share Housing for Older Women

Many older women 55 years+, even if they have family support, a regular income and a successful rental history, will find it hard to access affordable housing.

Share housing in the private rental market is now one choice that is being considered as an affordable housing option.

The SHOW Resource Kit provides information and guides that will assist both individuals and organisations to develop successful share house arrangements for older women in the private rental sector.

The SHOW Resource Kit focusses on the development of a Share House Agreement in conjunction with a Residential Tenancy Agreement.

Users of this guide will indemnify SHOW in respect of any claims, suits, demands, proceedings, claims for costs or such other causes of action as may arise in respect of the Share House Agreement or the Residential Tenancy Agreement that is developed.

Annette Evans – Project Worker

SHOW acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to the Elders; past, present and emerging of all Nations.

INTRODUCTION

The SHOW Resource Kit was developed as part of the Share Housing for Older Women (SHOW) Project – a pilot project funded by The Mercy Foundation. The SHOW Resource Kit aims to assist both individuals and organisations to support the development of successful share house opportunities.

The SHOW Resource Kit has been developed in conjunction with the older women who engaged with the project as tenants and those others who participated in community consultations as well as the SHOW project Steering Group.

Any information provided in relation to Residential Tenancy Agreements has been sourced from NSW Fair Trading and the Tenants Union of NSW to ensure that it is correct at time of publication.

The proposed Share House guides have been developed specifically for this project and

are the work of this project. Such guides have no formal legal status. They are intended to facilitate a process for establishing and clarifying agreed responsibilities and expectations in a household where two or more women embark on the share house adventure together.

Many older women are finding it hard to locate affordable housing. Sharing with others has become a more common option. These private arrangements can be tricky. Successful share house living requires good interpersonal skills, a willingness to compromise, practical knowledge and strategies for household management.

We commend to you this Resource Kit for use by individuals and organisations in the best interests of creating affordable, harmonious and secure share housing arrangements for interested older women.





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WHAT IS A RESIDENTIAL TENANCY?

The information available in this section has been adapted from:

ARC: UNSW Student Life

<https://www.arc.unsw.edu.au/help/legal-information/Renting>

With resources from Dept of Fair Trading

<https://www.fairtrading.nsw.gov.au/housing-and-property/renting>

And links to the many fact sheets that are available from Tenants Union of NSW

<https://www.tenants.org.au/>

The Redfern Legal Centre has a well-established Share Housing Survival Guide NSW

<https://rlc.org.au/resources/legal-self-help/share-housing-survival-guide-nsw>

All links were available and accessed at time of publication 8 February 2023.

WHO IS A TENANT?

You are a tenant if you pay rent to live in premises managed by an Agent or Landlord, or you pay rent in social and community housing, or in a caravan park or manufactured home park or village. Your rights and obligations are defined by the *Residential Tenancies Act 2010* and the *Residential Tenancies Regulation 2019* in NSW <https://www.tenants.org.au/factsheet-01-residential-tenancies-act>

You are a tenant whether you rent the premises exclusively, or you rent together with

others and you are legally identified as 'co-tenants'.

You are a tenant whether you rent directly from an owner-occupier, or from a person known legally as the 'head-tenant' who rents the whole premises and sublets a room to you as their 'Sub-Tenant'.

You are most likely not a tenant but considered to be a boarder or a lodger if you do not have exclusive control and possession of the space you are renting so this kit would not be applicable e.g. students in colleges and people living in boarding houses or co-living houses. They will generally sign a different set of agreements under the *Boarding Houses Act 2012*.

<https://files.tenants.org.au/factsheets/fs14.pdf>

A standard Boarding House Agreement can be found on the Fair Trading website: https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0018/370008/Standard_form_occupancy_agreement.pdf

THE RESIDENTIAL TENANCY AGREEMENT - THE LEASE

This is the legal contract between you and your Landlord. Your Landlord/Agent is obligated to give you a written Lease, however if they haven't given you a written copy you still have rights!

You do not have to have a signed Lease to

be considered a tenant: a verbal agreement and rent payments will legally establish the existence of a tenancy agreement.

Landlords/Agents must give all tenants a copy of the **Tenant Information Statement** before signing the lease.

https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0009/608382/Tenant-information-statement.pdf

Find a **Standard Tenancy Agreement** from the Dept of Fair Trading by clicking the link:

https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0019/910180/Standard-Residential-Tenancy-Agreement-2020.pdf

A Landlord can add additional terms into a Lease as long as they are not inconsistent with the *Residential Tenancies Act 2010* (NSW).

This means that the following terms are all illegal:

Tenants must steam clean or professionally clean carpets (exception: this can be a condition if you are allowed to keep a pet)

Tenants can be evicted at short notice

Tenants are responsible for water charges (unless the property is separately metered)

If you go through a real estate agency, most leases will be quite standard and any special terms must be brought to your attention by the Landlord/Agent. Nevertheless, you should always read and check the lease.

THE CONDITION REPORT

Did you know that the Condition Report forms part of the Lease? It is important that you as a tenant check the Condition Report and edit it from your own observations of the place. You then return the Condition Report to the

Landlord/Agent after making sure that any flaws or damage in the property have been recorded. Once completed your Landlord/Agent must give you 2 copies of the condition report when you move in - one to keep and one for you return to them.

It is often recommended that you take date-stamped photos to complement your Condition Report providing extra evidence to protect you from losing bond money for damage that is not your fault.

Follow this link for a copy of the **Condition Report** at https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0010/369946/Tenancy-condition-report.pdf

If you aren't given a Condition Report, request one or write a detailed report on the condition of the premises yourself and get a witness to sign and date it.

WHO IS ON THE LEASE?

When moving into a place with another person and both your names go on the Lease, you become **co-tenants** which means that you, as house-mates share the rights and obligations described in the Residential Tenancy Agreement (the Lease) that you each sign.

If you decided to take out the Lease in your name only and then later find other people to move into the spare rooms then you are the **Head Tenant** and anyone who moves in is your **Sub-Tenant**. You need to make a separate agreement with your Sub-Tenant/s because you are essentially a Landlord to them and you have rights and obligations towards one another.

The Tenants Union has prepared a form for use as a **Sub-Let Agreement**. Find a copy here **Share Housing Agreement**: <https://www.tenants.org.au/resource/share-housing-agreement>

THE RENTAL BOND

The Rental Bond is money held as security for damage to property, unpaid rent and other costs.

Your Landlord/Agent is only allowed to request 4 weeks' rent as bond, regardless of whether the property is furnished or not. Some Landlords may ask for a pet bond, but this is illegal in New South Wales so you should not agree to this!

The Bond must be lodged by your Landlord/Agent with Dept of Fair Trading – Renting Services. Landlords can be fined up to \$2200 for failing to lodge a rental bond.

Tenants can pay directly to Fair Trading.

Find more information:

<https://www.fairtrading.nsw.gov.au/housing-and-property/renting/rental-bonds-online>

You also have the option of signing and submitting a paper Bond Lodgement Form which your Landlord/Agent should provide. When the bond is lodged you will be given an official bond lodgement receipt from Dept Fair Trading (check your post box and email).

It's extremely important your bond is lodged. It means when you end the tenancy, the Landlord cannot simply hold onto your bond money if they believe they have a claim on it.

Check out the FACT SHEET from Tenants Advice and Advocacy at <https://www.tenants.org.au/factsheet-03-bond>

RENT PAYMENTS AND RECEIPTS

As a tenant it is your legal right, to be given receipts for the rent payments you make.

You need evidence of payments if you are applying for Rent Assistance; receipts provide the evidence that you have paid your rent and do not have any rent in arrears.

Your receipts should contain details like, what the money was for, how much was paid, the date it was paid, who to, who by and the address of the property.

Rent in advance - The Landlord/Agent cannot request more than 2 weeks rent in advance although you can pay more if you wish.

Make sure you get a detailed receipt for any payments you make, especially if you aren't paying by bank transfer.

INCREASES IN RENT

Your Landlord can increase your rent but will need to give you at least 60 days' notice in writing showing how much the rent will be increased by and when the increased rent commences.

The nature of your rental agreement will determine if and how often rental increases can occur:

AGREEMENT TYPE	PERMITTED FREQUENCY
Fixed-term of more than 2 years	Once in any 12-month period
Fixed-term of 2 years or less	Only if your agreement sets out the amount of the increase /method of calculating it.
Periodic	No limit

For more information

<https://www.tenants.org.au/factsheet-04-rent-increases> from Tenants Union of NSW.

REPAIRS AND MAINTENANCE - WHO SHOULD FIX IT?

A Landlord has to provide and maintain a property 'in a reasonable state of repair', having regard for the age, rent paid and prospective life of the property. If repairs are necessary, you, as tenant should expect them to be done with reasonable promptness and paid for by the Landlord (unless of course, you caused the damage). If there is damage that makes the property unsafe or insecure (like a serious roof leak or broken window), this will be considered an urgent repair and should be fixed straight away.

Something broken? If it's urgent, (such as a burst water service, a blocked or broken toilet, a serious roof leak or a dangerous electrical fault) you need to let your Landlord/Agent know about it as soon as possible. It is preferable to do this in writing.

If the Landlord/Agent cannot be contacted or is unwilling to do the urgent repairs, you can arrange for them to be done by either a repair person named in your tenancy agreement or by a licensed tradesperson.

You must give your Landlord/Agent notice about what was done, provide receipts showing the cost. They have 14 days to repay you any reasonable costs up to \$1000. If they still don't pay, you have 3 months to apply to the NSW Civil and Administrative Tribunal (NCAT) for an order to be reimbursed from your Landlord/Agent.

If you don't have the cash for urgent repairs, apply to NCAT for an urgent hearing to get the repairs done.

For other less urgent things, notify your

Landlord/Agent and set a deadline. Don't do repairs yourself unless your Landlord/Agent gives you permission in advance.

For more information about repairs, check Tenants Union: <https://www.tenants.org.au/factsheet-06-repairs-and-maintenance> and/or telephone the local Tenants Advice and Advocacy Service.

WHO'S RESPONSIBLE?

TENANT	LANDLORD
Phone Line	Plumbing
Internet	Electricity
Lights	Locks
Lawns and gardens	Storm or fire damage
General maintenance	Urgent repairs

COMMUNICATING WITH YOUR LANDLORD OR AGENT

Keep good records. If you phone to ask for repairs or report something to the Landlord/Agent, always confirm your request via a dated letter or email. Also write it in your diary or on your calendar.

Follow it up if necessary, keeping communication clear and without emotion, so if you ever need to go to NCAT - the Tribunal - your case will be much stronger based on the records you've kept.

TWO WRONGS DON'T MAKE A RIGHT!

Never go on a rent strike to get back at your Landlord - you do not have the right to simply stop paying rent if you believe the Landlord isn't providing what they should.

If you do stop paying rent, your Landlord can terminate your agreement after 14 days and start eviction proceedings.

There are other legal ways you can deal with a difficult Landlord, including having a rent reduction ordered by NCAT- the Tribunal, or having all your rent paid to the Tribunal until problems are fixed.

WHEN CAN THE LANDLORD COME KNOCKING?

Your Landlord can't do anything to interfere with your peace, comfort and privacy. Unless you have given permission, they can't come over whenever they want even to collect the rent (except in emergencies or to carry out urgent repairs). You should get 7 days written notice for inspections (only allowed 4 times per year) and at least 2 days' notice for non-urgent repairs as needed. Landlords also cannot visit before 8am or after 8pm or on a Sunday or public holiday.

Here is a helpful table from Tenants Union of NSW about why and how often your Landlord can inspect the property.

PURPOSE	MAXIMUM FREQUENCY	MINIMUM NOTICE
To inspect the premises	4 times in any 12-month period	7 days written notice each time
To carry out or assess the need for: Necessary repairs and/Or non-urgent maintenance Work to meet legal health/safety obligations	None - as required	2 days each time
To value the premises	1 time in any 12-month period	7 days each time
To show the premises to prospective tenants	A 'reasonable' number of times in the 14 days before the tenancy agreement ends	'Reasonable' notice each time
To show the premises to prospective buyers	2 times in any period of a week	Before first showing: 14 days written notice of intention to sell, then Before each showing: as agreed, otherwise 48 hours each time

Your Landlord can also enter the property without notice under the following circumstances:

- In an emergency,
- To do urgent repairs,
- If the Landlord believes that the property has been abandoned,
- If there is an order from the NSW Civil and Administrative Tribunal,

If after first attempting to get your consent, they still have serious concerns about the health/safety of a person on the premises

And for more information:

Privacy and access | Tenants' Union: <https://www.tenants.org.au/factsheet-08-access-and-privacy>

CHANGING WHO IS A TENANT IN YOUR SHARE HOUSE

Transferring the Lease

If one of your housemates (a co-tenant) has decided to move out, they can transfer their tenancy to another person if they get the Landlord's written approval.

Let's say you and two others signed the Lease and now the other two want to move out but you want to stay, this would be possible. The Landlord must not unreasonably withhold their consent if one of the original tenants wishes to stay.

If the Landlord withholds consent, you can apply to the NSW Civil and Administrative Tribunal (NCAT) for an order that allows the transfer or subletting. NCAT will decide if the Landlord is being unreasonable.

Subletting

If you receive your Landlord's written consent then you can sub-let but make sure you have a written agreement!

Note however, that there are reasons that allow the Landlord to withhold consent e.g. that the subletting would constitute overcrowding.

Ending the Lease

If you want to end the Lease then the procedure for ending your rental agreement will depend on your individual circumstances. For example, was your agreement fixed or periodic? If it was fixed term how much time was left? Were there extenuating circumstances that warrant breaking the agreement early?

The general procedure is that you provide your Landlord with written notice of your intent to terminate the rental agreement. This minimum notice you can give - the time between when you give the notice and when you can move - depends on what type of agreement it was and the grounds for terminating. The notice must state the date that you will leave the property vacant, which cannot be before the minimum notice period is completed. Then you would clean the property ready for the inspection, hand the keys back to Landlord/Agent and apply to the Rental Bond Board for your bond to be returned.

If you need to end the agreement earlier, you need to either have a legal reason such as unusable premises, domestic violence, OR find someone to transfer the agreement to who will take your place for the remainder of the agreement OR be prepared to endure the costs of breaking the agreement early.

NOTICE FOR ENDING THE LEASE

SITUATION	REQUIRED NOTICE
You want to leave when the fixed term runs out	14 days
Your fixed term has run out, you stayed in the premises (but didn't sign another lease) and want to leave	21 days
Landlord tells you they're selling during your fixed term lease	14 days (and no penalty for terminating before fixed term was over)
Landlord gives you a termination notice (for reason other than end of fixed term)	Can leave at any time before notice expires

For more information from Tenants Union NSW about breaking a rental agreement early, visit: <https://www.tenants.org.au/factsheet-16-ending-tenancy-early>

If your Landlord wants to terminate the agreement, visit: <https://www.tenants.org.au/factsheet-10-Landlord-ends-agreement> for information from Tenants Union of NSW.

WHO OR WHAT IS NCAT?

The NSW Civil and Administrative Tribunal is NCAT and it is where you go if you have a dispute with your Landlord/Agent.

NCAT used to be known as the Tribunal and sometimes people still use that short-hand terminology!

To find out more information, visit: <https://www.tenants.org.au/factsheet-11-nsw-civil-and-administrative-tribunal>

If you need to apply to NCAT the forms are available from:

- Tribunal Registries or the Tribunal's website (phone 1300 006 228 or visit ncat.nsw.gov.au)
- Fair Trading Centres: fairtrading.nsw.gov.au your local Tenants' Advice and Advocacy Service

There is a cost for making an application and tenants must go to the hearing and speak for themselves. You can get advice from your local Tenants Advice and Advocacy Service beforehand.

Find your local Tenants Advice and Advocacy Service (TAAS) at <https://www.tenants.org.au/all/taas>

The Residential Tenancy Agreement: the Lease is the legal document which outlines the rights and responsibilities of tenants in relation to the Landlord, as described in Section 1. The Lease does not cover the relationships between the house-mates themselves.

The **Share House Agreement** is the document developed by agreement between the house-mates who have the flexibility to agree to any terms they decide. It is not defined by contract law per se.

The **Share House Agreement** is a great idea whenever two or more people decide to rent a property together, especially where each name is on the tenancy agreement. They become co-tenants and house-mates sharing the space, the domestic responsibilities and the costs related to the property.

The benefit of a **Share House Agreement** is that it provides a way to set out the ground rules for the joint responsibilities of the co-

WHAT IS A SHAREHOUSE AGREEMENT?

tenants and their shared responsibilities as house-mates.

The aim in establishing a **Share House Agreement** is to make things clear from the beginning.

So the best **Share House Agreement** will be based on the co-tenants talking through and recording what they expect of each other. The idea is to record agreement on important issues such as paying for rent and utilities, as well as basic household management.

It is assumed that co-tenants will be trustworthy and take responsibility for their share of bills but experience shows that most household disputes are related to payment of bills so it is critical to make clear agreements about whose name is on which household account and how and when accounts will be paid.

The **Share House Agreement** will also document such lifestyle matters as whether you'll be a smoking/non-smoking household, how you'll manage having house guests to stay over, whether there's an expectation of quiet hours, who owns the fridge and your attitude to pets... and more.

Section 3. Establishing Ground Rules for Share House Living

Discussion of the key issues of shared living provide the basis for the **Share House Agreement**. (Guides can be found in **Section 4 and Section 5** in this kit).

Once finalised, each woman will sign the **Share House Agreement** as a demonstration of the discussion, and a record of what the women expect of each other as co-tenants in their share house.

Any tenants using the document agree to indemnify and release the SHOW project in respect of any claims, suits, demands, proceedings, claims for costs or such other causes of action as may arise in respect of the Share House Agreement.

It is also worth saying that communication, compromise and conflict resolution become important aspects of the relationships in a share house. Remember that the NCAT - NSW Civil and Administrative Tribunal does not have jurisdiction over a Share House Agreement and will not mediate disputes between house-mates, so it's worth making the commitment to sort out any tension if it arises.

Many share households plan regular coffee catch-ups or regular shared meals to sort out any problems that have arisen, air any difficulties and confirm their agreements.

Hopefully the **Share House Agreement** means that most potential problems are avoided and misunderstanding does not overtake the stability and kindness that was planned when the share house was established.

If a dispute does arise it is expected that the house-mates will try to resolve it themselves and/or seek help from a friend or a case worker.

But if a dispute unfortunately became irresolvable then the recommendation is to contact a Community Legal Centre for help and direction to the most relevant assistance. Community Justice Centres can offer mediation services which are primarily on-line these days.

ESTABLISHING THE GROUND RULES FOR SHARE HOUSE LIVING

These topics for discussion can guide the conversation between women who are potential house-mates, either by themselves or with the help of a case worker. The development of the Share House Agreement will be based on this discussion.

LEASE ARRANGEMENTS

Tenancy Basics included in SHOW Resource Kit and also found at:

<https://www.fairtrading.nsw.gov.au/housing-and-property/renting/starting-a-tenancy>

Co-Tenancy OR Head-Tenant/Head-Tenant/ Sub-Letting

- Is there a choice?
- What are the Pros and Cons?

Tenure

- What is the preferred term for the Lease
- 6 months
- 12months
- Longer?

Condition Report

- keep photos
- attend inspection

Bond Payment

- do you need to apply for assistance or
- do you have the funds?

Maximum weekly rent per person

- How much are you prepared to pay?

Information requested by Landlord/Agent.

Be prepared. This can include;

- various ID documents
- pay slips
- bank statements,
- references
- and the credit rating check

SMOKING

- Have you already agreed about whether this is a SMOKING/NON-SMOKING household?
- What are your attitudes to visitors who smoke?

DRINKING

What are your expectations?

- Non-alcohol
- Alcohol with meals
- Weekend drinks
- Occasional

DIETARY

Any special needs?

- Meat eater
- Vegetarian
- Home-cooking
- Takeaway
- Delivered Meals

PAYING BILLS

Keeping a record of when and how bills are paid is a useful strategy for any household.

The government website Money Smart could be useful

<https://moneysmart.gov.au/budgeting/track-your-spending>

UTILITIES

Electricity and/or Gas

- What experience do you have with different energy providers?
- Do you have a preference?

Internet connection

- Household NBN connection?
- What experience do you have with internet providers?
- Do you have a preference?

Bills

- Whose name would be on the accounts?
- how will each person contribute their share of the bills to be paid?

Phone

- individual mobiles.
- Shared landline not relevant these days?

CENTRELINK AND RENT ASSISTANCE

Living with someone you're not in a relationship with can affect your Rent Assistance payment and how much you might be entitled to.

This depends on who you're sharing with, and how you're contributing to household costs.

You have to let Centrelink know who you're living with when you change your address.

There are forms for each housemate to complete if one of you claims Rent Assistance which are called Relationship Details Form (SS284)

COMMUNICATION AND PROBLEM-SOLVING

Share House living is a balance between privacy and communal living and requires some compromise.

You need to agree that shared living means you each want to sort out any misunderstandings or disagreements.

Some households plan a regular meal together to discuss household matters.

Some households plan their regular catch-up at a café, while others decide to cook at home.

Some households have a communication booklet to keep a track of issues that have to be organised or messages that have to be shared.

Other ideas?

FAMILY AND FRIENDS

What are your expectations about visits from family and friends?

- Would they stay over?
- How often do you usually see them?
- Do you expect to invite friends over for dinner/morning-afternoon tea/birthday party celebrations?
- Are you dating? What are your thoughts about having a dating friend stay over?

PETS

- Yes / No?
- Inside / Outside?
- Current owner / plans for future?

Depends on the lease conditions. If either or any tenant does not agree then no pet will be permitted.

SHOPPING, COOKING, MEALS

- Kitty/Combined Budget for Household products - Yes/No?
- What should be included?
Cleaning products / Laundry supplies / Toilet paper
- Sharing the kitchen – cooking and cleaning?
- Sharing meals?
- What are your expectations?

FURNITURE AND WHITE GOODS

How much furniture do you each have?

Are there decisions to be made about rationalising the furniture each woman brings to the house?

Do you need a house with storage for individual items not required in share house?

- Fridge?
- Washing Machine?
- Do you use a Dryer?

Television

- Communal area and/or individual bedrooms?
- Radio – communal and/or individual?

Computers

- PC?
- Laptop?
- Used in the communal area or in individual bedrooms?

Kitchen appliances

- Microwave?
- Kettle?
- Toaster?
- Other small kitchen appliances?

What is your taste and style for communal areas?

- Lounge room furnishings?
- Sofa and arm chair/s
- Music / Books / Radio / Television
- Dining table / Dining chairs?
- Floor coverings and wall decorations

PARKING / ACCESS TO THE GARAGE

What would work so each person feels like they are treated fairly?

QUIET TIMES

Will there be a shift-worker in the household?

Would anyone work from home?

Do they need a designated time for sleeping or for quiet?

What are your usual morning and evening patterns?

Do you want or need to designate quiet times of day?

WHAT ARE YOUR BASIC PRINCIPLES FOR A GOOD LIFE?

Values and attitudes

- Easy-going
- Organised
- Sociable
- Shy
- Thrifty
- Generous
- Environmentalist
- Old-fashioned
- Modern
- Radical
- Religious
- Humanist
- Cultured
- Other?

Describing your lifestyle

- "Neat-Freak"
- Collector
- "Party Animal"
- Reserved or Quiet
- Art-y
- Craft-y
- Outdoors-y
- Book-ish
- Movie lover
- Opera/Rock n Roll/
Country
- Op Shops
- Games n Puzzles
- Gym
- Yoga
- Other?

TERMINATING THE SHARE HOUSE ARRANGEMENT

Be aware of the Residential Tenancies Agreement (the Lease) requirements

If one person wants to leave the share house arrangement, there needs to be an agreement to discuss this with the other/s.

Each of the housemates should make sure they are aware of their responsibilities under the conditions that apply in the Residential Lease Agreement.

Communication is important in the process to clarify why there is a need to break the term of the lease just in case there are other options to consider.

The person planning could assist in finding a potential tenant to take over their Lease responsibilities.

IF THERE'S A DISPUTE

House-mates will try to resolve it themselves and/or seek help from a friend or a case worker

If a dispute can't be solved contact a Community Legal Centre for help and direction to the most relevant assistance.

Community Justice Centres can offer mediation services which are primarily on-line.

FORMAL SHARE HOUSE AGREEMENT

The Share House Agreement, (called the Agreement), is effective on the date this document is signed by and between the following people:

Tenant: _____ Tenant: _____

This document is a guide to clarify the arrangements that were discussed between the Tenants in their decision to become house mates. This Agreement is an individual and private arrangement that is not covered by the Residential Tenancies Act (NSW). This Share House Agreement is exclusive to the house-mates who have signed it and is distinct from the regular Residential Tenancy Agreement which is a legal contract made with the Landlord/Real Estate Agent.

1. PREMISES

The House-mates will be sharing accommodation at the following address:

2. INCORPORATION OF LEASE

- The Residential Tenancy Agreement (the Lease) always prevails.
- The house-mates agree to comply with the terms of this Agreement as well as with the terms of the Lease.
- A breach of the Lease would also be a breach of this Share House Agreement.

3. TERM

This Agreement begins on _____ and lasts till the Lease ends on _____

After this period, the house mates may wish to review, update, and renew their Share House Agreement.

4. RENTAL BOND

The full Rental Bond amount is \$_____

The payment of the Bond will be split equally between the house-mates, and therefore each person will contribute \$_____

If the Rental Bond is not returned in full at the end of the leasing arrangement, the house-mates will split the refund equally between themselves.

If one of the house-mates has not paid their portion of rent or has caused specific and agreed damage, then a specified portion of that person's share will be withheld to cover costs.

5. RENT

The weekly rent is outlined in the Residential Tenancy Agreement (the Lease).

The payment of the rent is split equally between the house-mates as responsible tenants.

As such, each person will pay the agreed amount per fortnight, and which is \$_____

If either house-mate neglects to pay rent on the due day, then they will be responsible for any late charges or other consequences.

6. END OF AGREEMENT

This Agreement would end when the Lease ends or when one or all of the housemates decide to leave.

The basic requirements for a tenant to give notice are listed in the Lease:

- 14 days' notice at the end of a FIXED TERM LEASE to Landlord/Agent
- 21 days' notice during an ONGOING PERIODIC LEASE to Landlord/Agent

The basic requirements for the Landlord/Agent to give notice are listed in the Lease:

- Landlord/Agent is required to give 90days Notice to Quit within PERIODIC Lease AGREEMENT
- Landlord/Agent is required to give 30days Notice to Quit within FIXED TERM Lease AGREEMENT

7. UTILITIES

This might include: electricity, gas, water usage, internet connection.

The payment of these utilities will be split equally between the house-mates.

The decision about whose name will be on the accounts and how the bills will be paid is listed below:

UTILITY	NAME ON ACCOUNT	HOW BILL IS PAID	COMMENTS
Electricity And/Or Gas			
Internet Connection			
Water Useage	Landlord/Agent – Sends Account		

The responsibility for managing and paying these bills will be discussed & agreed by the housemates.

8. DISPUTES

Share House Agreements are not covered by the Residential Tenancies Act (NSW) which means that NCAT - NSW Civil & Administrative Tribunal - does not have jurisdiction in disputes about the Agreement.

Therefore any dispute about the terms of this Share House Agreement or any other matter relating to this share house living arrangement, must be resolved between the house-mates to the best of their ability.

If discussions fail to resolve the dispute, then the house-mates will agree to find mediation through a neutral third party that is acceptable to each of them.

Such neutral party might include a community service provider, counsellor, or the Community Justice Centre.

If such non-binding mediation is unable to assist with resolution then they should contact the Community Legal Centre for assistance and referral.

9. HOUSEHOLD MANAGEMENT

RESPECT

House-mates agree that courtesy and respect for each other is of basic importance. This means respect for privacy as well as consideration for the needs and interests of the other/s.

OVERNIGHT GUESTS

There is an acceptance that overnight guests might stay from time to time, but that such guests should not become de-facto tenants. Wherever they can, house-mates agree to inform each other of any such planned visitors

SMOKING

YES

NO

Friends & family, guests and visitors will be informed of your decision so they can act accordingly.

CLEANING COMMON AREAS

House-mates are expected to take up equal and shared responsibilities in keeping the household in a clean and liveable state and in good repair.

House-mates look after their own rooms and tidy up after any guests they have.

Managing the shared or common areas in a household requires some planning and agreement:

COMMON AREAS	TASKS	WHO & HOW - COMMENTS
Kitchen	e.g. benches, microwave, oven, fridge, floors, putting out rubbish	
Bathroom & Toilet	e.g. shower wall, floor, bath, basin, replacing toilet paper	
Lounge & Hallway	e.g. sweep, vacuuming, tidy books and papers, any fresh flowers	
Laundry	e.g. dirty clothes basket, sink & machine, mops & buckets	

10. REPAIRS AND MAINTENANCE

Landlord & Tenant responsibility is covered in the Residential Tenancies Agreement (the Lease)

House-mates should agree on a system for keeping track of any maintenance issues identified.

EXAMPLES of maintenance issues:

REPAIRS REQUIRED	Landlord RESPONSIBILITY	TENANT RESPONSIBILITY
Lightbulb needs changing		Tenant
Toilet is leaking	Landlord/Agent	
Broken window	Landlord/Agent	
Stove not working	Landlord/Agent	
Washing machine not spinning		Tenant
Door lock is broken	Landlord/Agent	
Fridge needs repair		Tenant

House-mates must decide who has responsibility to fix the problem and if required, who will contact the Landlord/Agent.

A notebook/diary registering the date, actions and outcomes can be a useful method for keeping records.

11. PETS

Permission to keep pets would usually be a clause in the Residential Tenancies Lease Agreement.

Keeping a pet requires agreement by each of the house-mates before any pet joins the household.

We have agreed to have a PET This is a NO-PET household

12. COOKING AND SHOPPING

Identify which items and tasks are individual & which are shared.

Will you make all these costs INDIVIDUAL and NOT shared?

YES NO

Will you have a KITTY which is a combined budget of equal amounts for all agreed items?

YES NO

Is your KITTY for basic household supplies such as laundry & cleaning products?

YES NO

Is your KITTY for basic shared food supplies such as tea/coffee/condiments?

YES NO

Decide whether the KITTY is Cash, Shared account or Reimbursement of the receipts supplied

If you plan to have a KITTY use the table below to describe what has been agreed for inclusion.

KITTY CONTRIBUTION = \$	SUPPLIES INCLUDE:
BASIC FOOD SHOPPING CONTRIBUTION = \$	SUPPLIES INCLUDE:

13. PARKING & ACCESS TO GARAGE

Has been decided as: _____

14. QUIET TIMES

Is there an agreement? Do you need to specify times?

Agreed QUIET time zones are: _____

15. TENANT SIGNATURES

1. NAME OF TENANT _____

SIGNATURE _____ DATE _____

2. NAME OF TENANT _____

SIGNATURE _____ DATE _____

Users of this guide will indemnify SHOW in respect of any claims, suits, demands, proceedings, claims for costs or such other causes of action as may arise in respect of the Share House Agreement that is developed.

SIMPLE SHARE HOUSE AGREEMENT

We are planning to become tenants and live together as house-mates at the following property:

We have made some agreements about our responsibilities and how we should behave to create a successful share house. This agreement is based on that discussion and we aim to use it as a guide for establishing our share house and will use it as a reference to help with any future misunderstandings.

1. NAME OF TENANT _____

2. NAME OF TENANT _____

PRINCIPLES

We think that a successful share house is based kindness, acceptance, respect and understanding.

We plan to listen and ask, to accept our differences and sort out any misunderstandings. We aim to compromise if needed and not take offence if we find out that we disagree on some issues.

RENT

Will be divided fairly so we will each pay \$ _____ per week.

BOND

Will be divided equally and we will each pay \$ _____ to the Rental Bond Board.

BILLS

Will be divided equally. Receipts will be kept and filed in special folder (paper or online)

SMOKING

We will be a SMOKING NON-SMOKING household

Visitors/family & friends who smoke WILL WILL NOT be able to smoke on-site at our home

KITTY

Combined budget for general household products:

We plan to share the costs of Cleaning Products / Laundry supplies / toilet paper & basic tinned food.

We will share the responsibility for shopping for these items and honouring the receipts.

CLEANING & HOUSEKEEPING

We plan to have a weekly housekeeping session to clean & tidy when it's convenient for us both.

The planned day will be _____

MAINTENANCE ISSUES

We plan to keep a special diary to record all communications with Landlord/Agent

DIETARY

We accept each other's dietary preferences &/or dietary needs especially for planning shared meals.

OUR HOUSEHOLD

Will Be: Pet-Friendly No Pets Future Pet Depends On Lease

DRINKING

The decision to have an alcoholic drink is individual and should not impact on the other's well-being.

TV

TV will only be turned on when planning to watch a show if in the shared living area.

WORKING FROM HOME:

Will usually be conducted in privacy of your own room or the privacy of the spare room, so as not to disturb the general household

FRIENDS/FAMILY VISITS

where ever possible house-mates should let the other know if ever there are plans to have someone else stay overnight

COMMUNICATION & PROBLEM-SOLVING

We accept that Share House living is a balance between privacy and communal living and requires some compromise and the commitment to sort things out.

Share House Agreements are not covered by the Residential Tenancies Act (NSW) which means that NCAT - NSW Civil & Administrative Tribunal - does not get involved in sorting out any problems.

We understand that it is up to us to resolve any disputes about our agreement and we plan to do this to the best of our ability.

If we should need help then we will try meeting with a Counsellor or Mediator for assistance.

SHARE HOUSE EXPRESSION OF INTEREST

This intake form can be used for any worker/organisation to create a data base of potential share-house mates.

A modified version might also be used to guide an individual woman wanting to promote herself by advertising on one of the targeted web-sites or social media sites

Name: _____

Age: 55 – 59yrs 60 – 64yrs 65 – 69yrs 70 - 75yrs 75+yrs

Current address: _____

Contact phone: _____

Email address: _____

Do you identify as: Aboriginal Torres Strait Islander Culturally and Linguistically Diverse (CALD)

Country of Birth: _____

Home Language/s: _____

Current Housing: House Live with Family Unit/Apartment Villa

Studio Caravan Stay with friends Transitional Housing

Retirement Village Other (please specify): _____

Do you have a notice to quit your current premises? _____

What is the date/timeframe for moving into new rental? _____

ACCOMMODATION PREFERENCE

What is your preferred housing type? house villa unit/apartment

single storey/ground floor Other: (please specify): _____

What area do you want to live in? Northern or Central Wyong Gosford Peninsula

What is the maximum rent you would pay? \$ per week

EMPLOYMENT

Are you still working? Yes No

Current occupation: Full-time Part-time Casual

Other: (please specify): _____

Do you volunteer with any group or organisation? Yes No

How often? _____

Are you aware of your entitlements to rental

assistance and Centrelink benefits? Yes No

HEALTH

Do you have any physical or mental health

concerns that might affect your housing choices? Yes No

If yes, please describe? _____

SMOKING

Do you smoke cigarettes? Yes No

What are your rules about smoking indoors? _____

What about visitors to the household who are smokers? _____

PETS

Are pets part of your housing needs? Yes No

If Yes, what pets do you have? _____

What is your opinion of a pet inside the house? _____

DRINKING

How would you describe your drinking? Social Occasional Regular
 Non-drinker

Comment: _____

FOOD

Vegetarian Meat eating Home cooking Take away

Your favourite dish? _____

FAMILY MATTERS

Are your family local or distant? _____

How often do you catch up with them? _____

Do you have any grandparent or auntie duties in your life? Yes No

Do you babysit? Yes No

If so, how often would they usually visit you at home? _____

OTHER RELATIONSHIPS

How often would you expect your friends or a partner to stay over at your home? _____

Any other comments about your family and friend relationships? _____

Describe your interests:

- | | | | |
|--|---------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> Meditation | <input type="checkbox"/> Yoga | <input type="checkbox"/> Bushwalking | <input type="checkbox"/> Gym |
| <input type="checkbox"/> Beach swimming | <input type="checkbox"/> Dog-walking | <input type="checkbox"/> Pilates | <input type="checkbox"/> Bowls |
| <input type="checkbox"/> Woodwork | <input type="checkbox"/> Mosaic | <input type="checkbox"/> Gardening | <input type="checkbox"/> Choir |
| <input type="checkbox"/> Sewing | <input type="checkbox"/> Reading | <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Theatre | <input type="checkbox"/> Knit/Crochet | <input type="checkbox"/> Jigsaw Puzzles | <input type="checkbox"/> Antiques |
| <input type="checkbox"/> Crossword puzzles | <input type="checkbox"/> Scrabble | <input type="checkbox"/> Chess | <input type="checkbox"/> Bridge |

Team Sport: _____

VALUES AND ATTITUDES

How would you describe yourself?

- | | | | |
|---|--|--|-----------------------------------|
| <input type="checkbox"/> Easy-going | <input type="checkbox"/> Organised | <input type="checkbox"/> Sociable | <input type="checkbox"/> Shy |
| <input type="checkbox"/> Thrifty | <input type="checkbox"/> Generous | <input type="checkbox"/> Old-fashioned | <input type="checkbox"/> Modern |
| <input type="checkbox"/> Environmentalist | <input type="checkbox"/> Radical | <input type="checkbox"/> Religious | <input type="checkbox"/> Humanist |
| <input type="checkbox"/> Cultured | <input type="checkbox"/> Minimalist | <input type="checkbox"/> Clutter | <input type="checkbox"/> Dreamer |
| <input type="checkbox"/> 'Party-Animal' | <input type="checkbox"/> Listener / Talker | | |

LIFESTYLE CONVERSATION STARTER QUIZ

This is a light-hearted quiz to stimulate conversation about similarities and differences in lifestyle and interests. It can be used to prompt discussion between two people or with a quiz mistress in a group setting.

This OR That. How compatible are you? How different? Make a choice in every square. Try to choose one option from each square. Great for conversation between two people or in group discussion. Of course, none of these choices describe who you are completely.

TODAY IT'S JUST FOR FUN - COMPARE AND DISCUSS THE CHOICES YOU HAVE MADE

Night Owl OR Early Bird	Craft OR Puzzles	Drama OR Documentaries	Classical OR Rock n Roll
Smoker OR Non-smoker	Cooking Show OR Gardening Show	Gym OR Beach	Facebook OR Instagram
Radical OR Conservative	Fruit OR Vegetables	Monarchy OR Republic	Tofu OR Steak
Car OR Bus	Radio OR Television	Books OR Movies	Dog OR Cat
Take-Away OR Home Cooking	Introvert OR Extrovert	Text OR Email	Art OR Science
Silly OR Serious	Wine OR Beer	Tidy OR Messy	Sport OR Theatre

RENT ASSISTANCE AND SHARE HOUSE LIVING

Information for those who are eligible for government income assistance because even as you are living with someone you're not in a relationship you would still need to notify Centrelink of your change in circumstances. Equally you need rent receipts from the Landlord to make any claim.

Information from the Services Australia information pages:

<https://www.servicesaustralia.gov.au/living-with-others?context=60023>

If you are receiving Centrelink benefits and plan to take part in share house living, you need to notify Centrelink of your change in circumstances.

SHARED HOUSING

Living with someone you're not in a relationship with can still affect your payment. For example the amount of Rent Assistance - Services Australia: <https://www.servicesaustralia.gov.au/rent-assistance> you may get. This will depend on who you're sharing with, and how you're contributing to household costs.

You let CENTRELINK know who you're living with when you change your address <https://www.servicesaustralia.gov.au/changing-your-address-if-youre-moving-house?context=60023>

You update your address online using either:

- your Centrelink online account through myGov
- the Express Plus Centrelink mobile app.

When you're single and in share accommodation with anyone other than immediate family, you need to complete and return the Relationship details form (SS284)

<https://www.servicesaustralia.gov.au/ss284>

because:

- you're single
- you share accommodation with anyone other than an immediate family member
- the person you're sharing with is 16 years or over.
- The person you share with also needs to complete and return the Relationship details form (SS284) <https://www.servicesaustralia.gov.au/ss284>. Use this form to provide details of your living arrangements.
- You and the person you share accommodation with each need to complete a form.
- CENTRELINK assesses whether to pay you as a single person or as a member of a couple.

THE PROS AND CONS OF TENANCY OPTIONS

This is a simple outline of the options you have as a tenant under the **Residential Tenancies Act 2010** when it comes to your lease agreement and responsibilities: co-tenancy or sub-tenancy with head-tenant.

If you are not classified as a tenant you are more likely to be signing a different set of agreements under the **Boarding Houses Act 2012**.

When applying for rental properties with others, you basically have these options to create your lease agreement: co-tenancy or sub-tenancy with head-tenant.

Your legal rights and responsibilities in shared housing will depend on whether you are a:

- Head-tenant – you’ve signed a Lease for the whole property
- Co-tenant – you’ve jointly signed a Lease with another/all of your household
- Sub-Tenant – you’ve signed an Agreement with the head-tenant

There are pros and cons for these options, and the Landlord must agree to the decision and provide written permission through the signing of the Residential Tenancy Agreement: the Lease.

Co-tenancy: is when two or more people

are each and all named as tenants on the lease agreement. They are then known as co-tenants and all housemates can be held responsible for the actions of one, and vice versa.

PROS	CONS
Everyone on the lease is equal. No one has the right to boss around the others.	If you can't live together anymore, neither tenant can be forced to leave.
No one in the house can kick you out.	Disagreements between co-tenants cannot be resolved at the Tribunal (NCAT). You may need to seek mediation if issues can't be resolved.
You can claim your rights as a tenant directly against the Landlord, for example your right to have repairs done or challenge rent increases.	You are directly responsible to the Landlord, and may be individually or jointly liable.

Head-tenant over Sub-Tenant: is when one person is the sole lease holder, and they sublease one or more rooms to other tenants, but those other tenants are not named on the lease agreement.

The Head-Tenant effectively takes on the responsibility of Landlord to the Sub-Tenants.

It does mean Head-tenants have more power, but it comes with more responsibility for the whole property.

Head-Tenant

PROS	CONS
The Head-Tenant deals with the Landlord and decides what happens to the tenancy, e.g. you can ask to get repairs done or challenge rent increases.	A Head Tenant is liable for the rent, the state of the premises, and any damage caused by Sub-Tenants.
	Disagreements between co-tenants cannot be resolved at the Tribunal (NCAT). You may need to seek mediation if issues can't be resolved.
The Head Tenant chooses the housemates.	
Head -Tenants can ask their housemates to leave giving the correct notice of termination	If Sub-Tenant/s move out, the Head-Tenant must cover the full rent until they find new Sub-Tenants.
If the Head -Tenant has a disagreement with their Sub-Tenant, they can apply to NCAT for a solution, e.g. an order for a Sub-Tenant to pay the outstanding rent or be evicted.	Head -Tenants must comply with Residential Tenancies Act, and therefore must give the required notice in writing e.g. notice to quit.

Sub-Tenant

PROS	CONS
The Sub-Tenant has the protection of Residential Tenancies Act if there is a problem e.g. a head-tenant cannot throw you out without giving the correct notice	The Head-tenant can require you to leave by giving the correct notice of termination and equally the Sub-Tenant must comply by giving the correct written notice if they want to leave.
The privacy of their own room	

FORMAL DISPUTE RESOLUTION IN SHARE HOUSING

Co-Tenant

Generally the NSW Civil and Administrative Tribunal (NCAT) cannot deal with disputes between co-tenants. You should contact the Central Coast Community Legal Centre or try mediation through a Community Justice Centre.

Head-Tenant/Sub-Tenant

Can apply to the NSW Civil and Administrative Tribunal to resolve certain kinds of disputes.

Contact your Central Coast Tenants' Advice and Advocacy Service for advice.

STANDARD LEASE RESIDENTIAL TENANCY AGREEMENT

This can be found on the Fair Trading NSW website

https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0019/910180/Standard-Residential-Tenancy-Agreement-2020.pdf

STANDARD CONDITION REPORT

This forms part of any Residential Tenancy Agreement and can also be found at Fair Trading NSW

https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0008/608381/condition-report.pdf

All the Best for a Positive Housing Future!

SUPPORT SERVICES

ADVOCACY AND REFERRAL

SERVICES	WHAT THEY OFFER	CONTACT
AHOW – Action on Housing and Older Women	https://www.facebook.com/people/Action-on-Housing-for-Older-Women/100068976977253/	
CCTAAS - Central Coast Tenants' Advice & Advocacy Service	Telephone Advice available. MON – THURS: 11am – 3pm	4353 5515
Redfern Legal Centre	Share Housing Survival Guide: www.sharehousing.org	9698 7277
Tenants Union of NSW	Information and referral www.tenants.org.au	1800 251 101
Retirement Village Residents Association	Represents and supports retirement village residents	1300 787 213
National Alliance of Seniors for Housing	https://m.facebook.com/groups/843902255993224/	

FINANCIAL SUPPORT SERVICES

SERVICES	WHAT THEY OFFER	CONTACT
Debt Helpline and Financial Rights	Get free help and advice	1800 007 007
EAPA – Energy Accounts Payment Assistance	Helps at times of financial stress with electricity or gas bills. Assessed at local Neighbourhood Centres	13 77 88
Financial Counsellors	Free, Confidential service at local community centres Advocate for people experiencing financial hardship	
FCAN – Financial Counsellors Association of NSW	Accreditation for Financial Counsellors	1300 914 408
NILS – No Interest Loan Scheme	Low & no interest loans to people on low income for goods and services such as white goods, car repairs	13 64 57
Regional Financial Counselling Service	Based at various Central Coast & Hunter locations	4329 4477

GENERAL SERVICES

SERVICES	WHAT THEY OFFER	CONTACT
Ageing and Disability Abuse Helpline	Respond to concerns about abuse, neglect and/ or exploitation of an older person with information, support and referrals	1800 628 221
ACCC – Australian Competition and Consumer Commission	Information on consumer rights to repair or replacement or refund after complaints about purchased goods and services.	1300 302 502
AFCA – Australian Financial Complaints Authority	Free help to resolve complaints re: financial products relating to banks, credit cards, insurance or inappropriate investment advice	1800 931 678
Australian Human Rights Commission	Age-related and other forms of discrimination	1300 369 711
Banking Ombudsman	Independent, free and impartial – so they don't take sides when reviewing complaints.	9286 1000
Centrelink	Services Australia minimum income payment	13 24 68
Carer Gateway	Practical information and resources for carers	1800 422 737
Domestic Violence Line	24/7 counselling, help and referrals	1800 656 463
Elder Abuse Service	Specialist service based at Legal Aid NSW Gosford	4324 5611
Fair Trading – NSW	Information to tenants, landlords and real estate agents about their rights and responsibilities. Any money given to a landlord or their agent as a bond must be lodged with NSW Fair Trading.	13 32 20
Lifeline	Crisis support and suicide prevention	13 11 14
MOSAIC Multicultural	Multicultural Support & Settlement Services	1300 855 221
NCAT – NSW Civil and Administrative Tribunal	Dispute resolution re: tenancy agreements, consumer law as well as guardianship issues	1300 006 228
Seniors Rights Service	Free and confidential legal advice for older people	1800 424 079
Telecommunication Industry Ombudsman	Free assistance to resolve complaints about telephone and internet providers	1800 062 058
Welfare Rights Service	Legal advice on Centrelink and social security matters to people in NSW	1800 226 028

HOUSING PROVIDERS

SERVICES	WHAT THEY OFFER	CONTACT
BUNGREE Aboriginal Housing	https://www.facebook.com/bungreeaboriginal	4350 0100
COAST SHELTER	Emergency accommodation & homelessness support service https://www.facebook.com/coastshelter	4325 3540
Housing PATHWAYS	NSW Communities & Justice: Social Housing applications	1300 468 746
HOME IN PLACE	https://www.facebook.com/homeinplace	1300 333 733
PACIFIC LINK HOUSING	social and affordable housing provider https://www.facebook.com/pacificlinkhousing	4324 7617

NEIGHBOURHOOD AND COMMUNITY CENTRES

SERVICES	WHAT THEY OFFER	CONTACT
	Financial Counselling; EAPA; NILS; Foodbanks; Local support groups and activities; family activity programs and youth support services	
BERKELEY VALE	https://bvnc.org.au/	4388 5801
GOSFORD CBD Hub	https://www.facebook.com/GosfordCBDHub	4326 7359
KARIONG	https://www.facebook.com/KariongNeighbourhoodCentre	4340 1724
KINCUMBER	https://www.facebook.com/kincumbernc	4363 1044
MARY MAC'S PLACE, Woy Woy	https://www.facebook.com/marymacsplace	4341 0584
NARARA	https://www.communitysos.com.au	4329 4477
OASIS, Salvation Army	https://www.facebook.com/oasisyouthcentralcoast	4353 9799
SAN REMO	https://www.facebook.com/TheEpicentreAU	4390 7888
TOUKLEY	https://www.facebook.com/ToukleyNeighbourhoodCentreInc	4396 1555
WYOMING	www.gosfordcommunity.org.au	4323 7483
WYONG	https://www.facebook.com/wyongneighbourhoodcentre	4353 1750

WOMEN'S GROUPS & ORGANISATIONS

SERVICES	WHAT THEY OFFER	CONTACT
CCC Women's Health Centres	Wyoming https://www.facebook.com/cccwhc	4324 2533
	Northern https://www.facebook.com/groups/NorthernWHC	4351 1152
	Peninsula https://www.facebook.com/groups/PeninsulaWHC	4342 5905
CWA – Country Women's Association	https://www.facebook.com/cwaofnsw/	
Gudjagang Ngara Li-dhi Aboriginal Corporation	https://www.facebook.com/gnlistentothechildren	
OWN – Older Women's Network	Promoting the rights, dignity and well-being of older women: https://ownnsw.org.au/	
Soroptimists International	https://www.facebook.com/sibrisbanewater/	
ZONTA	https://www.zonta.org	

SHARE HOUSING CONTACTS

SERVICES	WHAT THEY OFFER	CONTACT
Central Coast Rentals	https://www.facebook.com/groups/833863393349503	Membership required
Central coast rentals and share homes	https://www.facebook.com/groups/1564456857199101/	Membership required
Downsizing.com.au	Retirement living options for rent - anywhere: https://www.downsizing.com.au/retirement_home	
Flatmates.com	Advertising for and searching for compatible Share Housing: www.flatmates.com.au	40,000 followers
Home-share for Women 50+ - Australia	https://www.facebook.com/groups/358509724737647	Membership required
Housing Older Women Movement Group	https://www.facebook.com/groups/609354786404807	Membership required
Koori Housing swaps/ rentals N.S.W	https://www.facebook.com/groups/lo111_	Membership required
Soulful Abodes, Central Coast NSW	https://www.facebook.com/groups/soulfulabodescentralcoastnsw	Membership required
Women Wide Network Share Accommodation	https://www.facebook.com/groups/141556019983279	Membership required