



CEACA
Supporting Age Friendly Communities

FORM | APPLICATION FOR ELIGIBILITY

Document Code	CEACA-FRM-002
Date Effective	05/09/2019
Version Number	1.0

Surname:							
First names:							
Please tick the boxes							
Title:	Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Male <input type="checkbox"/>	Female <input type="checkbox"/>	
Contact address:					Postcode:		
					Mobile:		
Telephone:							
Email Address:							
Date of Birth:		Marital Status: Married <input type="checkbox"/>				Single <input type="checkbox"/>	Widow <input type="checkbox"/>
Next of Kin:					Telephone:		
Address:					Postcode:		
PETS							
Do you have any pets? Yes <input type="checkbox"/> No <input type="checkbox"/>							
If YES, please state number of pets and breed(s) _____							
Are you, your partner and/ or co-applicant/s own / part owner or are you in the process of buying residential land or property? Yes <input type="checkbox"/> No <input type="checkbox"/>							
If you answered YES, what is the approximate value of the land or property? \$ _____							
Type of Income (please tick) and provide a copy of your current "Centrelink Income Statement":							
<input type="checkbox"/>	Commonwealth Aged Pension	CRN:	_____				
<input type="checkbox"/>	Disability Pension	CRN:	_____				
<input type="checkbox"/>	Department of Veteran Affairs	CRN:	_____				
<input type="checkbox"/>	Self-funded Retiree	_____					
<input type="checkbox"/>	Other (Temporary Accommodation)	Please specify: _____					

IMPORTANT NOTE:

CEACA anticipate that first occupancy of units will be mid-late October. This is subject to change. With this in mind, it would be appreciated if you could select one of the following:

- I would like to be considered for a unit.
- I would like to withdraw my application.
- I would like to withdraw my application but be informed of any updates or future options.



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Have you or your partner previously rented accommodation:

Yes (Please complete rental referee details below)

No (Please provide a character reference)

Please provide a rental referee/character reference:

Name:

Telephone:

Address:

Postcode:

Please advise if you are interested in purchasing or renting a unit _____

Please provide your location preferences (Town and/or Shire) *CEACA units are available in 11 Shires – refer details attached:*

Preference 1 _____ Preference 2 _____ Preference 3 _____

If you do not currently live in the Shire or Wheatbelt Region:

Have you previously lived in the Region? Yes No

If yes, please state which town and length of stay _____

Do you have family living in the Shire you wish to live in? Yes No

Do you have family living in the Wheatbelt Region? Yes No

If yes, which town and length of residency _____

Disability / Medical Information:

CEACA units are designed for independent living and as such, may assist tenants to source relevant local service providers to meet their ongoing needs, but will not recommend them. CEACA takes no responsibility for the provision of care or services by other agencies or providers. It is the responsibility of the tenant to conduct the relevant checks prior to entering into any agreements with them.

It is in your best interest to advise CEACA if anyone in your household has a disability or medical condition so that CEACA can provide you with the relevant contact details for services and organisations in the Wheatbelt area.

Does any member of your household have a disability? Yes No

If YES, you will be asked to provide a letter from your GP confirming your ability to live independently.

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INCOME AND ASSETS (MAIN APPLICANT)

Your Gross Weekly Income			Bank Savings	Cash Assets (Definitions on Page 4 & 5)	Other Income	Residency status
Pension type	Pension amount	Wages /Salary				

CO-APPLICANT Please give details of anyone who will be residing in the unit with you.

Surname:	
First names:	
Address:	
Email:	
Please tick the boxes	
Title: Mr <input type="checkbox"/>	Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/>

INCOME AND ASSETS (CO-APPLICANT)

Your Gross Weekly Income			Bank Savings	Cash Assets (Definitions on Page 4 & 5)	Other Income	Residency status
Pension type	Pension amount	Wages /Salary				

Is there any other information regarding your personal circumstances that may be relevant to your application?

Declaration:

I declare the information in the application is true and correct.


Signed (Applicant) _____ Date: _____

Signed (Co-Applicant) _____ Date: _____

Warning: It is important the details of your application are true and accurate. A false declaration will result in the withdrawal of your application and the loss of your place on the waiting list.

Note: Applicants who own or part-own property but are unable to reside in the property may be deemed eligible subject to consideration of their circumstances. Examples include: the property is uninhabitable; domestic violence; family separation; inherited property that has multiple owners or is interstate, seniors unable to live in their property because of mobility requirements; and/or properties that cannot be sold due to market or legal constraints.

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INFORMATION ON ASSET ELIGIBILITY LIMITS

To be prioritised for CEACA **AFFORDABLE HOUSING** units, applicants must have assets limits within those stated for **Band A** or **Band B** below and in accordance with the *Department of Communities Asset Eligibility Limits*. Those applicants who do not meet the criteria are welcome to apply and will be given a priority rating before being added to the CEACA Waiting List.

Households must not own or be part owner of property or land that constitutes a viable housing option. The asset eligibility limits to be applied by Registered and Unregistered Community Housing Organisations are listed below. If the household do own or are a part owner of property of land, CEACA will assess the application on a case by case basis and allocate a priority rating to purchase a unit. The rental option is not open to applicants who do not comply with Band A or Band B criteria.

CEACA allocates units to people at or near the top of the CEACA waitlist, as per rules set by the Department of Communities. Rent levels for these units are set according to a household's income.

BAND A - VERY LOW

Details of income eligibility for different household sizes are shown in the table below:

Household Type	Cash Asset Limit
Single	\$38,400
Couples	\$63,800
Seniors 60 years plus (singles or couples)	\$80,000
People with disabilities	\$100,000

Band A - Assessable Assets

- Deposit in a bank, credit union, building society, savings/cheque account, cash, term deposit, shares;
- Managed investments (loans, debentures, friendly society, insurance bonds, unlisted equity and property trusts).


Assets excluded from assessment:

- Car
- Antique furniture
- Stamp collection
- Life insurance policies

Superannuation and annuities that are not accessible are not assessed, but any annual income/return/dividend received are assessed as part of the income assessment process.

- **Superannuation funds for applicants under the age of 55 years:**
Superannuation funds that cannot be realised are not assessed as an asset.
- **Superannuation funds for applicants 55 years of age and over:**
Where a lump sum superannuation payment is taken, it will be treated as a cash asset and any income derived will be assessed for eligibility and rent assessment purposes.

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BAND B - LOW

Household Type	Cash Asset Limit
Single	\$332,000
Partnered (Combined)	\$412,500
Couple but separated due to illness (combined)	\$412,500

Band B – Assessable (Cash) Assets

- Any cash or money you have in bank, building society or credit union accounts (including interest free accounts), interest bearing deposits, fixed deposits, bonds, debentures, shares, property trusts, friendly society bonds and managed investments.
- Any assets you hold in superannuation and rollover funds if you are of Age Pension age.
- Value of any real estate, including holiday homes you own (does not include your principal home).
- Value of any businesses or farms, including goodwill (where goodwill is shown on the balance sheet).
- Surrender value of life insurance policies.
- Value of gifts worth more than \$10,000 in a single year or more than \$30,000 in a 5-year period.
- Value of any loans (Inc. interest-free loans) you have made to family trusts, family, organisations.
- Value of any motor vehicles you own.
- Value of any boats or caravans you own which you do not use as a home.
- Value of your household contents and personal effects.
- Value of any collections you have for trading, investment or hobby purposes.
- Value of your entry contribution to a retirement village if it is less than the difference between, the homeowners' and non-homeowner's asset limits.
- Some income stream products.
- Attributed value of a private trust or private company where you are a controller of that trust or company.
- Value of a life interest created by you or your partner, or upon the death of your partner.

DEFINITIONS


Affordable Housing means housing that must be leased to Eligible Persons at a rent less than 75 per cent of Market Rent or in accordance with the relevant policies.

Asset means any property or item of value the household owns or has an interest in, including those held outside Australia.

Disability means any person with an intellectual, psychiatric, cognitive, neurological, sensory or physical impairment that is permanent or likely to be permanent, which impacts on the housing needs of that person in terms of housing design, amenity level or proximity to appropriate medical and support services.

Eligible Persons means persons who meet the Housing Authority's eligibility criteria for Affordable Housing or Social Housing.

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CONDITIONS OF OCCUPANCY

1. All applicants with a disability will be asked to produce a letter from their GP confirming their ability to live independently.
2. All tenants are assessed and given a priority rating. The primary purpose of the CEACA independent living units is to provide affordable living options for those persons who are aged over 65 years or have been assessed as having a disability or neurological disorder.
3. If successful with the application, the applicant will be asked to enter into a Residential Tenancy Agreement with the nominated Agent, Force Real Estate.

INFORMATION FOR PROSPECTIVE TENANTS

- **ALL** members of the CEACA Committee have signed Confidentiality Agreements.
- CEACA units are “**Non-Smoking**” independent living units and you **must** consider other tenants’ health and wellbeing.

Please submit your completed form to:

CEACA Inc
 The Garden Office Park
 Level 2, Building C
 355 Scarborough Beach Road
 Osborne Park WA 6017
 Ph: (08) 9441 4815

Alternatively, applications can be emailed to:

info@ceaca.org.au

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