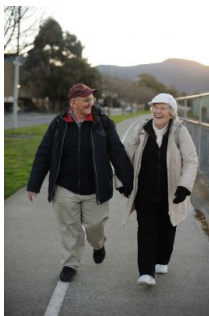


If you are going away



Everyone needs to go away from time to time.



Please tell us if you are going away for more than a few days.



Sometimes people move out without telling us. We need to know that you have not moved out.



It's important that if a home is vacant that it is offered to another person who needs a house as soon as possible.



If you are going away, it's also a good idea to ask a friend or family member that you trust to look after the home while you're away.



This person is called an agent.



You also need to keep paying rent while you're away.

Are you going away?



If you're going to be away for more than eight weeks, you must let us know.

Some of the reasons that you might go away for more than eight weeks include:



- a long holiday – although the rules say that you can only do this once every 12 months



- you or someone in your family is sick, in hospital, in respite or in rehab, or you need to look after someone in your family



- you are going to prison – there may be problems if the reason you are going to prison is against the rules of your lease or tenancy agreement, such as a drug issue or other crime



- you need to travel because someone died



- you need to travel because of a big problem in your family



- you are studying somewhere away from your home for a short time



- you need to go away to stay safe from family violence or other problem where you are at risk.

Will you be away for eight weeks or more?



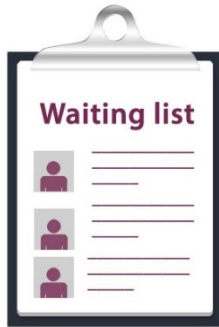
Sometimes, things can take more than eight weeks to sort out. In this case, you need to contact us and ask for more time.



We need to understand why you're going to be away for so long, and when you're coming back.



We want to work with you to make sure that you can keep your home.



People are waiting for a place to live. If a home is vacant, we'd like to give it to someone who needs it.

Can someone else live in your home while you're away?



It might be that you're going away, but the other people in your household will continue to live in the home.



In this case, you need to tell us who is living in the home and how much they are earning.



Adults can live in the home while you're away.



However, children under 16 years can't stay at home without someone to look after them.

Keeping an eye on the home



If you're going away for more than a few days, we'd like you to use an agent.



This means asking someone such as a friend or family member to keep an eye on the home while you're away.



The agent can stay in the home while you're away if they want to.



They can be one of the adults who usually lives in the home, or another person.

The agent needs to:



- make sure the home is well cared for



- tell us about any problems, like a break in or any maintenance that is needed.

Can you sub-let the home?



Sub-letting is when you rent the home to another person.

You cannot sub-let your home.



Having an agent live in the home while you're away, is not the same as sub-letting. An agent can live in the home while you're not there.

Getting more support



Have you heard of Housing Connect?



This is the way to get housing and support in Tasmania.



Housing Connect can work out what kind of housing you need and can help you if your circumstances change.

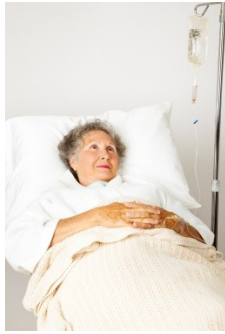


This service is for both new and existing tenants.



If you are going to be away for a while, you may find that Housing Connect can help you access a better housing option. Housing Connect can also help you with support to stay in your current home.

Andrea's story



One day last year, Andrea received a distressing phone call. Her Mum, who lives in Melbourne, had a stroke.



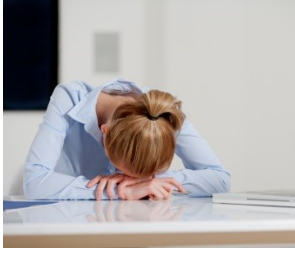
Andrea rushed to Melbourne to look after her Mum. She forgot to tell Homes Tasmania that she was going to be away.



Andrea's Mum needed a lot of care. In the end, it took nearly five months to find a good nursing home for her to live in.



During this time, Homes Tasmania tried to contact Andrea many, many times. We phoned her and we sent letters. However, we never got a response.



When Andrea got back to Tasmania, she was shocked to find out that she couldn't live in her home anymore.



We thought she'd abandoned the home, and we gave it to someone else who was on the waiting list. We also removed her belongings.



If Andrea had phoned us or emailed while she was away, she wouldn't have lost the home.



Andrea could also have asked Housing Connect for support at any time while she was away.

Tell us you are going away



Call Homes Tasmania on 1300 665 663.



Homes Tasmania

GPO Box 65

HOBART TAS 7001



Email at

tenancyservices@homes.tas.gov.au



Please tell us how we can contact you while you're away.



And please tell us who you have asked to keep an eye on your home.

Contact Housing Connect



Call Housing Connect on 1800 800 588



TTY users phone 133 677, then ask for
1300 13 55 13

Speak and Listen users phone 1300 555 727
then ask for 1300 13 55 13

Internet relay users connect to the NRS then
ask for 1300 13 55 13



Email at housingconnect@homes.tas.gov.au